

CA24N
H4
85H55
v.1

1985 HOUSING MARKET SURVEY

Volume 1 Rental Market



Ministry
of
Housing

Ontario Hon. Alvin Curling, Minister

Community Housing Wing
Housing Policy and Program
Development Branch



Digitized by the Internet Archive
in 2024 with funding from
University of Toronto

<https://archive.org/details/39291316040021>

1985 HOUSING MARKET SURVEY

Volume 1 Rental Market



Ministry
of
Housing

Ontario Hon. Alvin Curling, Minister

Additional copies available from:
Ontario Government Bookstore
880 Bay Street
Toronto, Ontario

Price: \$3.50 payable in advance
to the Treasurer of Ontario

The survey field work was
carried out by Canadian
Facts

For information regarding the
contents of this report, please
contact:

Mr. Tom Garrison
Housing Policy and Program
Development Branch
(416) 585-6380

1985 HOUSING MARKET SURVEY



Volume 1 Rental Market

The survey data were prepared by the
Government of Canada
Housing
For information regarding the
contents of this report please
contact:
Mr. Tom Chisholm
Housing Policy and Programs
The Department of Housing
(416) 953-6560

Additional copies available from:
Ontario Government Bookstore
380 Bay Street
Toronto, Ontario
Price: \$5.00 (plus tax in Ontario)
The Province of Ontario
Housing
Minister
Ontario: 400 King Street West
Toronto, Ontario M5G 1K5

TABLE OF CONTENTS

	PAGE
TABLE OF CONTENTS.....	i
LIST OF TABLES.....	ii
1. BACKGROUND.....	1
2. SUMMARY.....	4
3. INTRODUCTION TO SURVEY RESULTS.....	7
4. MOVER AND NON-MOVER GROUPS.....	9
5. RENT INCREASES.....	14
6. RENT LEVELS.....	20
7. MAINTENANCE AND SERVICES.....	31
8. SEPARATE CHARGES.....	34
9. INTENTIONS TO PURCHASE A HOME.....	40
10. SOCIO-ECONOMIC CHARACTERISTICS.....	46
10.1 General Characteristics.....	47
10.2 Rent-to-Income Ratios.....	53
11. TECHNICAL APPENDIX.....	57
12. DEFINITIONS.....	68

LIST OF TABLES

4.	MOVER AND NON-MOVER GROUPS	PAGE
4.1.	Renter Mobility During the Period October 1984 to October 1985.....	10
4.2.	Per Cent Non-Movers by Building Size.....	11
4.3.	Reasons for Choosing Present Accommodation (Non-Movers).....	12
4.4.	Reasons for Choosing Present Accommodation (Movers) Between October 1984 and October 1985	13
5.	RENT INCREASES (Non-Movers)	
5.1.	Median and Average Per Cent Rent Increases Among Non-Movers, October 1984 to October 1985.....	15
5.2.	Percentage of Units with No Rent Increase by Building Size (Non-Movers).....	16
5.3.	Distribution of Per Cent Rent Increase (Non-Movers).....	17
5.4.	Per Cent Rent Increase by Building Size (Non-Movers).....	18
5.5.	Per Cent Rent Increase by Annual Household Income (Non-Movers).....	19
6.	RENT LEVELS (all units)	
6.1.	October 1985 Rent Distribution (all units).....	21
6.2.	October 1985 Rent Distribution by Building Size.....	22
6.3.	October 1985 Rent Distribution by Income.....	23
6.4.	October 1985 Average and Median Rent by Bedroom Count.....	24
6.5.A	Distribution of Rent by Bedroom Count, Hamilton and Kitchener.....	25
6.5.B	Distribution of Rent by Bedroom Count, London and Oshawa.....	26
6.5.C	Distribution of Rent by Bedroom Count, Ottawa and Sault Ste. Marie.....	27
6.5.D	Distribution of Rent by Bedroom Count, Sudbury and Thunder Bay.....	28
6.5.E	Distribution of Rent by Bedroom Count, Toronto and Windsor.....	29
6.5.F	Distribution of Rent by Bedroom Count, Remainder of Ontario.....	30

LIST OF TABLES

7.	MAINTENANCE AND SERVICES	PAGE
7.1.	Current Level of Maintenance and Services - Tenant Perceptions.....	32
7.2.	Changes in Level of Maintenance and Services - Tenant Perceptions (non-movers)	33
8.	SEPARATE CHARGES	
8.1.	Number of Charges Paid for in Addition to Basic Rent.....	35
8.2.	Charges Paid Separately in Addition to Basic Rent.....	36
8.3.	Units Where Hydro Paid Separately By Building Size.....	37
8.4.	Type of Service Paid.....	38
8.5.	Average Rent by Charges Paid Separately.....	39
9.	INTENTIONS TO PURCHASE A HOME	
9.1.	Plans to Purchase a Home.....	41
9.2.	Reasons for Not Purchasing a Home.....	42
9.3.	Maximum Price Willing to Pay for a Home.....	43
9.4.	Maximum Monthly Mortgage Payment Willing To Make.....	44
9.5.	Amount Available for Down payment.....	45
10.	SOCIO-ECONOMIC CHARACTERISTICS	
10.1	General Characteristics	
10.1.1.	Distribution of Renter Households by Age of Household Head.....	47
10.1.2.	Distribution of Renter Households by Household Type.....	48
10.1.3.	Distribution of Grouped Household Income.....	49

LIST OF TABLES

	PAGE
10.1.5.A. Descriptive Statistics by Household Composition, Hamilton, Kitchener, London, Oshawa.....	50
10.1.5.B. Descriptive Statistics by Household Composition, Ottawa, Sault Ste. Marie, Sudbury, Thunder Bay.....	51
10.1.5.C. Descriptive Statistics by Household Composition, Toronto, Windsor, Remainder of Ontario.....	52
10.2. Rent-to-Income Ratios	
10.2.1. Grouped Rent-To-Income Ratio by City.....	53
10.2.2. Distribution of Rent-To-Income Ratio by Household Composition.....	54
10.2.3. Per Cent of Renters Paying 30% and Greater of Their Incomes Towards Rent by Household Size.....	55
10.2.4. Per Cent of Senior (65+) Households by Family Type Paying 30% and Greater of Their Incomes Towards Rent.....	56
11. TECHNICAL APPENDIX	
11.1. Overall Completion Rates For Ownership & Rental Surveys.....	61
11.2. Sample Distribution by Bedroom Count.....	62
11.3. Sample Distribution by Building Type.....	63
11.4. Sample Distribution by Building Size.....	64
11.5. Sample Distribution by Household Size.....	65
11.6. Sample Distribution by Type of Household.....	66

1. BACKGROUND

1.1 Purpose

The 1985 Housing Market Survey is a continuation of a series of rental housing market surveys. Rental market surveys were conducted by the Ministry of Housing between 1975 and 1982. A survey of home owners was also conducted in 1982. The Housing Policy and Program Development Branch of the Community Housing Wing in October 1985 sponsored the 1985 survey of home owners and private market tenants.

The purpose of this survey is to produce information capable of supporting detailed analysis of current shelter conditions experienced by specific groups.

The survey is designed to be a research resource for policy and program analysis. The survey provides an empirical basis for the analysis of problems in the current housing market. The survey contains over 100 measures which provide statistical details of:

- . shelter costs
- . shelter type
- . household characteristics

The 1985 Housing Market Survey results have been compiled in the form of three volumes: 1) The Rental Market 2) The Ownership Market and 3) Socio-Economic Characteristics.

1.2. 1985 Housing Market Survey Details

The 1985 Housing Market Survey is the only information source of its type. The survey offers high quality and reliable information on the current Ontario housing market situation. It is compiled from a large sample of all private households for ten specific urban areas and for the entire province.

A random sample of renter and owner households in the following ten urban areas were interviewed by telephone: Hamilton, Kitchener, London, Oshawa, Ottawa, Sault Ste. Marie, Sudbury, Thunder Bay, Toronto, Windsor. The survey also contains a random sample for the remainder of Ontario. The total sample contains 5,948 renter and 4,735 owner households.

Canadian Facts, a Toronto-based market research firm conducted the telephone survey work, data coding and editing. The Ministry's Policy and Program Development Branch is solely responsible for all data analysis.

1. BACKGROUND

These reports provide an analysis of selected data collected during October 1985.

All previous surveys contain a 'core' of important market statistics, and the 1985 surveys also contain a similar core. The statistics from the 1985 surveys are generally comparable to statistics in the previous reports.

The core statistics are retained to enable time series analysis of important market statistics. However, market factors change over time. The 1985 survey content has been revised to better reflect current issues.

The survey sample design also received major revision. In previous surveys, only seven metropolitan areas were surveyed. The sample was increased to ten areas in order to have a more comprehensive picture of current conditions in local markets across the province. The metropolitan areas generally coincide with the Statistics Canada 'Census Metropolitan Area' boundaries.

All areas of the province outside the ten metropolitan areas were also sampled. The addition of cases from across the Province allows calculation of true provincial level statistics. Case weights must be applied to calculate provincial statistics.

1.3 Summary of Housing Market Survey Reports

The information collected in the three reports makes available the most current data on Ontario's housing market situation. The major issues addressed in both surveys cover:

- a. The current cost of housing to home owners and tenants
- b. Affordability problems experienced by both tenants and home owners
- c. Maintenance and condition of the existing housing stock
- d. Mobility of both home owners and tenants.

The ownership and renter Surveys include general questions on:

- a. Socio-demographic measures such as household income, age and household mobility
- b. Mobility measures such as reasons for moving and choosing present accommodation
- c. Descriptive information on the types of accommodation in which people live, and on maintenance and upkeep.

1. BACKGROUND

The 1985 Ownership Market Survey offers the following information:

- a. Social and financial characteristics of home owners:
- b. Comparison of social and financial characteristics between high and low gross debt service (GDS) ratio households
- c. Projected financial characteristics among households that will renew mortgages in the next five years.
- d. Renovation and home purchase plans.

The 1985 Rental Market Survey offers the following information:

- a. The current rent levels during October 1985
- b. Rent increases between October 1984 and 1985
- c. Additional charges for utilities and other services
- d. Tenant perceptions of building maintenance provided by landlords.

The third volume (Socio-Economic Characteristics) offers a more detailed analysis.

2. SUMMARY

The following is a summary of highlights from the report.

4. Mover and Non-Mover Groups

- . Approximately 30 per cent of the respondents moved to a different rental dwelling since October 1984 (see table 4.1).
- . Non-mover households consider location (46 per cent) as the major reason for choosing to remain in their present accommodation. The second major reason was price (19.8 per cent) (see table 4.3).
- . One-third of movers (31.5 per cent) considered location as the major reason for choosing their present accommodation followed by 17.4 per cent giving mostly personal reasons. Price was referenced in 13.3 per cent of cases (see table 4.4).

5. Rent Increases

- . About 90 per cent of all renter households surveyed had rent increases between October 1984 and October 1985. Of these households 72.2 per cent had rent increases of 7 per cent or less during the same period (see tables 5.2 and 5.3).
- . The median per cent rent increases for all units in which an increase took place ranged from 4.0 per cent to 6.0 per cent by city (see table 5.1). The median increase for all units was 5.0 per cent across the province.

6. Rent Levels

- . Ottawa and Toronto have the highest percentage of households paying \$750.00 and more for rent. In Toronto, 13.6 per cent of the rents were \$750.00 or more compared to .3 per cent of the rents in Sudbury (see table 6.1).
- . Across the province, median rents range from \$300.00 for a bachelor unit to \$566.00 for units with four or more bedrooms (see table 6.4).

2. SUMMARY

7. Maintenance and Services

- . More than 60 per cent of the respondents are satisfied with the level of maintenance and services. An additional 21.8 per cent consider the maintenance adequate; while 16.8 per cent rate maintenance as poor or very poor (see table 7.1).
- . Two thirds of non-mover households (63.2 per cent) consider the current level to be unchanged while 23.6 per cent indicate that the maintenance and services have improved (see table 7.2).

8. Separate Charges

- . Approximately 85 per cent of the respondents pay one or more separate charges (see table 8.1).
- . Cable television service is paid by 71.3 per cent of the respondents, followed by hydro with 53.5 per cent and parking with 24.5 per cent (see table 8.4).
- . Households that pay separate charges have higher total rents (including separate charges) than households without separate charges (see table 8.5).

9. Intentions To Purchase A Home

- . Almost half of the respondents (41.1 per cent) indicated that they intend to buy a home. Of this group 21.2 per cent plan to buy a home within 12 months (see table 9.1).
- . More than half of the respondents that are not considering purchasing homes (55.5 per cent) think homes 'too expensive'; followed by 17 per cent that consider themselves 'too old' and 12.2 per cent are satisfied with renting (see table 9.2).
- . Of the respondents that indicate interest in purchasing homes, 25.8 per cent are willing to make monthly mortgage payments of \$750.00 and over (see table 9.4).
- . However 40.7 per cent of those interested in purchasing a home have no down payment available, and 23.8 per cent have \$5,000 or less (see table 9.5).

2. SUMMARY

10. Socio-Economic Characteristics

- . A majority of renters (56.1 per cent) are under the age of 35 years (see table 10.1.1).
- . Non-family households make up 42.1 per cent of the rent population surveyed (see table 10.1.2.).
- . Almost three quarters (73.4 per cent) pay less than 30 per cent of their gross household incomes in rent. Less than 10 per cent (7.4 per cent) of renters experience rent-to-income ratios greater than 50 per cent (see table 10.2.1.).

3. INTRODUCTION TO SURVEY RESULTS . _____

The objectives to the 1985 Rental Housing Market Survey are as follows:

- . To determine rent levels in selected cities during October 1984 and October 1985.
- . To determine annual rent increases since October 1984.
- . To determine how many tenants are experiencing affordability problems.
- . To determine tenant perceptions of building maintenance provided by landlords.
- . To determine tenant intentions to purchase a home.

Survey results are broken down into the following sections:

- 4. mover and non-mover groups
- 5. rent increases (non-movers)
- 6. rent levels (all units)
- 7. maintenance and services
- 8. separate charges
- 9. intentions to purchase a home
- 10. socio-economic characteristics
- 11. & 12. The technical appendix and definitions

Each section provides a wide variety of statistics. The statistics are generally presented for each metropolitan area and for the province as well. The results of statistical significance tests are also noted. Statistics identified by '&' did not achieve statistical significance.

The following points should be kept in mind when interpreting the statistics:

The survey is of households, not of rental units. Vacant units are not included in the sample. The rents for vacant units are not reflected in average rent and similar statistics.

3. INTRODUCTION TO SURVEY RESULTS . ---

Statistics reflect conditions in the private rental market. Households which live in units where the rents are subsidized by public or private agencies are not included in the sample.

Population estimates are based upon 1981 Census counts of rental households minus the number of subsidized rental units. Current population estimates may be calculated by selecting an appropriate household increase factor.

4. MOVER AND NON-MOVER GROUPS

"Non-mover" households are those households who occupied the 1985 survey unit for a minimum of one year. "Mover" households, have moved during the period between October 1984 and October 1985. Information was collected from both "mover" and "non-mover" households. The distribution of non-mover households across cities and building size is important in Section 5 in the interpretation of rent-increases.

HIGHLIGHTS

- . Approximately 30 per cent of the respondents moved to a different rental dwelling since October 1984.
- . Non-mover households are evenly distributed across the building size categories as outlined in table 4.2.
- . Non-mover households consider location* (46 per cent) as the major reason for choosing their present accommodation. The second major reason was price.**
- . In table 4.4, 31.5 per cent of the movers considered location* as the major reason for choosing their present accommodation followed by 17.4 per cent giving mostly personal reasons. Price** was referenced in 13.3 per cent of cases.

* The category 'location' includes responses which reference physical convenience as well as quality of the neighbourhood.

** The category 'price' includes responses which reference rent levels as well as affordability.

TABLE 4.1 . RENTER MOBILITY DURING THE PERIOD OCTOBER 1984 TO OCTOBER 1985 .

METRO AREA	NON-MOVERS	MOVERS					SAMPLE SIZE
	RENTED SAME UNIT %	RESIDED IN SAME CITY %	RESIDED IN ONTARIO, OTHER CITY %	RESIDED OUTSIDE THE PROVINCE %	RESIDED OUTSIDE CANADA %	POPULATION ESTIMATES #	
HAMILTON	72.2	17.8	8.3	1.2	.5	58000	421
KITCHENER	62.7	24.2	10.5	1.4	1.2	34000	429
LONDON	59.5	29.0	8.9	2.1	.5	40100	573
OSHAWA	64.5	19.2	13.7	2.2	.5	14600	417
OTTAWA	65.7	22.6	5.8	5.4	.6	82200	501
SAULT STE.MARIE	56.0	31.4	10.5	1.4	.7	6500	430
SUDBURY	64.6	24.0	10.6	.6	.2	14300	650
THUNDER BAY	60.6	27.3	8.8	3.0	.4	10300	571
TORONTO	69.5	20.1	7.2	2.4	.9	364300	806
WINDSOR	68.2	23.0	7.4	.9	.5	23200	566
REMAINDER OF ONTARIO	72.0	12.3	14.2	1.6	---	257000	541
PROVINCE	68.9	18.8	9.5	2.2	.5	904500	5905

NOTES

- 1) Statistics and sample sizes may differ from table to table due to rounding procedures and missing data.
- 2) Population estimates equal the number of private market rental households.
Estimates are calculated from 1981 Census statistics minus households having rent subsidies.

TABLE 4.2

PER CENT NON-MOVERS BY BUILDING SIZE

METRO AREA	MULTIPLE DWELLING UNITS					POPULATION ESTIMATES	SAMPLE SIZE
	SINGLE/SEMI/ ROWHOUSE	LESS THAN 6 UNITS	6 TO 50 UNITS	50 UNITS AND OVER	ALL UNITS		
	%	%	%	%	%	#	#
HAMILTON	76.6	64.5	67.1	73.3	72.4	41900	301 &
KITCHENER	62.3	65.1	62.1	63.9	63.1	21700	267 &
LONDON	59.3	59.4	62.2	60.6	60.4	24400	338 &
OSHAWA	58.1	67.6	73.2	67.6	64.9	9500	264 &
OTTAWA	59.9	62.3	65.6	70.6	65.5	53900	325 &
SAULT STE.MARIE	52.0	49.4	61.5	61.3	55.7	3600	229 &
SUDBURY	62.2	63.6	63.3	71.3	64.6	9200	402 &
THUNDER BAY	54.2	61.3	59.4	76.2	60.0	6100	329
TORONTO	63.1	65.2	66.0	73.1	69.2	250300	539 &
WINDSOR	71.9	54.8	68.8	69.1	67.5	15600	372
REMAINDER OF ONTARIO	69.3	72.3	72.9	73.5	71.3	181200	366 &
PROVINCE	65.5	67.4	68.2	71.8	68.6	617200	3732

& Differences are not statistically significant.

NOTES

1) Statistics and sample sizes may differ from table to table due to rounding procedures and missing data.

2) Population estimates equal the number of private market rental households.

Estimates are calculated from 1981 Census statistics minus households having rent subsidies.

TABLE 4.3

REASONS FOR CHOOSING PRESENT ACCOMODATION (non-movers)

	LESS SPACE	MORE SPACE	LIKED NEIGHBOURHOOD	PRICE	CONVENIENT LOCATION	QUALITY OF UNIT	ONLY CHOICE	OTHER	POPULATION ESTIMATES	SAMPLE SIZE
METRO AREA	%	%	%	%	%	%	%	%	#	#
HAMILTON	2.0	4.9	13.2	20.1	29.9	6.3	9.2	14.5	41900	304
KITCHENER	1.9	6.0	9.7	23.9	30.2	7.1	6.7	14.6	21700	268
LONDON	1.8	6.5	8.2	19.1	35.6	4.4	6.2	18.2	24400	340
OSHAWA	1.1	5.6	7.8	26.9	24.6	9.7	14.9	9.3	9500	268
OTTAWA	.6	4.0	10.9	23.4	33.7	4.3	8.5	14.6	53900	329
SAULT STE.MARIE	2.5	7.5	8.7	21.2	32.0	6.6	7.5	14.1	3600	241
SUDBURY	1.4	6.4	7.9	25.1	30.5	5.5	14.3	8.8	9200	419
THUNDER BAY	.3	5.2	8.1	26.3	24.9	7.5	16.8	11.0	6100	346
TORONTO	.4	2.5	12.0	19.9	38.8	6.6	11.6	8.2	250300	559
WINDSOR	1.3	3.1	9.4	23.6	30.9	3.6	10.1	17.9	15600	385
REMAINDER OF ONTARIO	1.9	3.9	9.7	16.9	33.8	3.9	12.2	17.6	181200	390
PROVINCE	1.1	3.7	10.8	19.8	35.2	5.5	11.1	12.9	617200	3849

NOTES

- 1) Statistics and sample sizes may differ from table to table due to rounding procedures and missing data.
- 2) Population estimates equal the number of private market rental households.
Estimates are calculated from 1981 Census statistics minus households having rent subsidies.
- 3) All responses where rent levels or affordability are referenced are grouped in the category 'Price.'

TABLE 4.4 REASONS FOR CHOOSING PRESENT ACCOMODATION - MOVERS BETWEEN OCTOBER 1984 AND OCTOBER 1985

METRO AREA	LARGER UNIT	%	SMALLER UNIT	PRICE	TENURE CHANCE	LIKED NEIGHBOURHOOD	QUALITY OF UNIT	CONVENIENT LOCATION	LOSS OF UNIT	CHANGES IN HOUSEHOLD*	PRIVACY/INDEPENDENCE	OTHER** POPULATION ESTIMATES	SAMPLE SIZE
		%	%	%	%	%	%	%	%	%	%	%	#
HAMILTON	13.5	2.7	9.9	2.7	4.5	9.9	24.3	.9	10.8	10.8	9.9	16100	111
KITCHENER	8.3	2.5	14.0	---	2.5	10.8	32.5	.6	5.1	4.5	19.1	12300	157
LONDON	14.7	4.9	10.2	.9	2.7	8.4	24.9	2.2	4.0	10.2	16.9	15700	225
OSHAWA	12.2	4.8	20.4	2.0	2.0	7.5	32.7	2.7	4.8	6.8	4.1	5100	147
OTTAWA	13.2	.6	19.2	.6	3.6	8.4	26.3	---	7.8	7.2	13.2	28300	167
SAULT STE. MARIE	15.2	5.4	13.0	.5	3.8	4.9	26.1	2.2	8.7	7.1	13.0	2900	184
SUDBURY	12.2	4.1	12.7	---	2.7	11.8	23.5	2.3	8.6	5.4	16.7	5100	221
THUNDER BAY	6.9	.9	12.5	.5	2.8	11.1	31.5	4.2	9.3	6.9	13.4	4200	216
TORONTO	14.7	2.5	16.4	1.7	2.5	5.5	27.3	2.9	4.6	5.0	16.8	114000	238
WINDSOR	9.0	3.4	9.0	---	2.8	10.7	22.0	1.7	9.0	15.3	16.9	7600	177
REMAINDER OF ONTARIO	10.1	5.0	7.9	.1	2.5	5.5	33.4	.1	7.5	5.1	22.8	75800	151
PROVINCE	12.6	3.2	13.3	1.0	2.8	6.8	28.7	1.6	6.3	6.2	17.4	287100	1994

* Changes in Household: changes such as expecting a baby; marriage; separation/divorce.

** Other: all other personal reasons.

NOTES

- 1) Statistics and sample sizes may differ from table to table due to rounding procedures and missing data.
- 2) Population estimates equal the number of private market rental households. Estimates are calculated from 1981 Census statistics minus households having rent subsidies.
- 3) All responses where rent levels or affordability is referenced are grouped in the category 'Price.'

5. RENT INCREASES

This section determines the annual rent changes incurred by individual households since October 1984. Rent increase statistics provide measures of rent change for units, not for occupants. Thus the rent increase statistics presented in the tables in this section include non-movers only. This section provides a breakdown of the number of households that have had rent increases; the per cent rent increase; and households that have had no rent increase.

HIGHLIGHTS

- . Approximately 90 per cent of all rental units had rent increases between October 1984 and October 1985. Of these units 74.4 had rent increases of 7 per cent or less during the same period. (see tables 5.2 and 5.3).
- . Table 5.1 indicates that the median per cent increase for all units in which an increase took place (units with no rent increase were excluded) range from 4.0 per cent to 6.0 per cent by city. The median increase was 6.0 per cent across the province. The Provincial median rent increase among all units was 5.0 per cent.
- . The distribution of rent increases by income is presented in table 5.5. The distributions for low and high income groups were similar in all cities.

TABLE 5.1 . MEDIAN AND AVERAGE PER CENT RENT INCREASES AMONG NON-MOVERS, OCTOBER 1984 TO OCTOBER 1985 .

METRO AREA	MEDIAN PER CENT INCREASE AMONG UNITS WITH * RENT INCREASES			MEDIAN PER CENT INCREASE AMONG ** ALL UNITS			POPULATION ESTIMATES
	AVERAGE %	MEDIAN %	SAMPLE SIZE #	AVERAGE %	MEDIAN %	SAMPLE SIZE #	
HAMILTON	7.3	6.0	236	5.9	6.0	265	41900
KITCHENER	8.1	6.0	209	6.5	6.0	232	21700
LONDON	6.2	6.0	284	5.2	6.0	324	24400
OSHAWA	8.7	6.0	231	7.6	6.0	253	9500
OTTAWA	10.7	6.0	256	9.2	6.0	287	53900
SAULT STE.MARIE	7.4	4.0	176	5.0	3.0	231	3600
SUDBURY	5.3	5.0	338	3.9	4.0	397	9200
THUNDER BAY	5.4	5.0	277	4.3	5.0	324	6100
TORONTO	7.3	6.0	447	6.0	6.0	510	250300
WINDSOR	8.8	6.0	334	7.5	6.0	368	15600
REMAINDER OF ONTARIO	4.4	4.0	339	3.9	4.0	378	181200
PROVINCE	6.7	6.0	3127	5.6	5.0	3569	617200

* Excludes units with no rent increase

** Includes units with rent increase

NOTES

1) Statistics and sample sizes may differ from table to table due to rounding procedures and missing data.

2) Population estimates equal the number of private market rental households.

Estimates are calculated from 1981 Census statistics minus households having rent subsidies.

TABLE 5.2

PERCENTAGE OF UNITS WITH NO RENT INCREASE BY BUILDING SIZE (non-movers)

		SINGLE/SEMI/ ROWHOUSE	SAMPLE SIZE	LESS THAN 6 UNITS	SAMPLE SIZE	6 UNITS OR MORE	SAMPLE SIZE	POPULATION ESTIMATES
METRO AREA		%	#	%	#	%	#	#
HAMILTON	no rent increase	14.9	11	22.2	4	8.2	14	41900
	rent increase	85.1	63	77.8	14	91.8	157	
KITCHENER	no rent increase	10.6	7	11.1	4	9.4	12	21700 &
	rent increase	89.4	59	88.9	32	90.6	116	
LONDON	no rent increase	12.6	12	18.4	7	10.1	19	24400
	rent increase	87.4	83	81.6	31	89.9	169	
OSHAWA	no rent increase	8.7	8	16.7	4	7.6	10	9500 &
	rent increase	91.3	84	83.3	20	92.4	122	
OTTAWA	no rent increase	11.1	9	10.5	4	10.3	17	53900 &
	rent increase	88.9	72	89.5	34	89.7	148	
SAULT STE.MARIE	no rent increase	21.3	16	38.5	15	21.0	22	3600
	rent increase	78.7	59	61.5	24	79.0	83	
SUDBURY	no rent increase	16.8	24	18.9	18	9.7	14	9200 &
	rent increase	83.2	119	81.1	77	90.3	130	
THUNDER BAY	no rent increase	14.4	18	22.2	12	7.7	10	6100
	rent increase	85.6	107	77.8	42	92.3	120	
TORONTO	no rent increase	20.0	22	37.0	10	7.6	27	250300
	rent increase	80.0	88	63.0	17	92.4	326	
WINDSOR	no rent increase	10.3	12	12.2	6	6.4	12	15600
	rent increase	89.7	105	87.8	43	93.6	176	
REMAINDER OF ONTARIO	no rent increase	3.2	5	10.2	8	11.4	15	181200
	rent increase	96.8	142	89.8	68	88.6	116	
PROVINCE	no rent increase	10.9	144	16.6	92	8.9	172	617200
	rent increase	89.1	981	83.4	402	91.1	1663	

& Differences are not statistically significant.

NOTES

1) Statistics and sample sizes may differ from table to table due to rounding procedures and missing data.

2) Population estimates equal the number of private market rental households.

Estimates are calculated from 1981 Census statistics minus households having rent subsidies.

TABLE 5.3

. DISTRIBUTION OF PER CENT RENT INCREASE (non-movers) .

	0%	< 2%	2 - 5%	6 - 7%	8 - 10%	11 - 20%	21 - 29%	30% AND OVER	POPULATION ESTIMATES	SAMPLE SIZE
METRO AREA	%	%	%	%	%	%	%	%	#	#
HAMILTON	10.9	11.7	23.8	36.6	7.5	6.0	1.5	1.9	41900	265
KITCHENER	9.9	7.8	20.3	38.4	11.6	9.9	.4	1.7	21700	232
LONDON	12.3	12.7	16.4	43.2	9.3	5.6	.3	.3	24400	324
OSHAWA	8.7	13.4	25.7	32.0	9.1	8.3	.4	2.4	9500	253
OTTAWA	10.8	9.4	26.8	34.8	9.1	7.0	1.0	1.0	53900	287
SAULT STE MARIE	23.8	23.8	28.6	14.7	4.8	2.2	.4	1.7	3600	231
SUDEBURY	14.9	24.4	21.9	24.2	7.6	6.3	.8	---	9200	397
THUNDER BAY	14.5	22.8	22.5	25.0	6.8	7.1	.6	.6	6100	324
TORONTO	12.4	7.6	23.3	34.9	11.6	7.3	2.0	1.0	250300	510
WINDSOR	9.2	17.9	14.1	27.7	9.5	16.8	3.0	1.6	15600	368
REMAINDER OF ONTARIO	10.3	27.6	30.1	24.9	5.1	2.0	---	---	181200	333
PROVINCE	11.4	15.3	25.2	31.7	8.8	5.8	1.1	0.8	617200	3524

NOTES

1) Statistics and sample sizes may differ from table to table due to rounding procedures and missing data.

2) Population estimates equal the number of private market rental households.

Estimates are calculated from 1981 Census statistics minus households having rent subsidies.

TABLE 5.4

PER CENT RENT INCREASE BY BUILDING SIZE (non-movers)

METRO AREA	0%	<2%	2 - 5%	6 - 7%	8 - 10%	11 - 20%	21 - 29%	OVER 30%	MEDIAN PER CENT INCREASE	POPULATION ESTIMATES	#	SAMPLE SIZE
	%	%	%	%	%	%	%	%	%	#	#	#
HAMILTON	single/semi/row less than 6 units	14.9	32.4	23.0	23.0	2.7	2.7	1.4	---	3.5	41900	74
	6 units or more	22.2	22.2	16.7	27.8	5.6	5.6	---	---	4.5		18
		8.2	1.8	24.6	43.3	9.9	7.6	1.8	2.9	6.0		171
KITCHENER	single/semi/row less than 6 units	10.6	22.7	18.2	33.3	9.1	6.1	---	---	5.0	21700	66
	6 units or more	11.1	2.8	33.3	30.6	11.1	8.3	---	2.8	6.0		36
		9.4	.8	18.0	43.8	12.5	12.5	.8	2.3	6.0		128
LONDON	single/semi/row less than 6 units	12.6	29.5	20.0	21.1	10.5	6.3	---	---	4.0	24400	95
	6 units or more	18.4	18.4	15.8	34.2	10.5	2.6	---	---	5.0		38
		10.1	3.2	14.4	56.9	8.5	5.9	.5	.5	6.0		188
OSHAWA	single/semi/row less than 6 units	8.7	27.2	23.9	26.1	3.3	8.7	---	2.2	5.0	9500	92
	6 units or more	16.7	25.0	20.8	25.0	---	8.3	---	4.2	4.0		24
		7.6	1.5	27.3	37.1	15.2	8.3	.8	2.3	6.0		132
OTTAWA	single/semi/row less than 6 units	11.1	22.2	28.4	23.5	9.9	4.9	---	---	5.0	53900	81
	6 units or more	10.5	13.2	28.9	31.6	2.6	2.6	7.9	2.6	5.0		38
		10.3	2.4	26.1	41.2	10.3	8.5	---	1.2	6.0		165
SAULT STE. MARIE	single/semi/row less than 6 units	21.3	44.0	20.0	8.0	2.7	1.3	---	2.7	1.0	3600	75
	6 units or more	38.5	25.6	20.5	12.8	2.6	---	---	---	1.0		39
		21.0	7.6	38.1	21.0	6.7	3.8	1.9	4.0	4.0		105
SUDBURY	single/semi/row less than 6 units	16.8	38.5	18.9	16.1	3.5	4.9	1.4	---	2.0	9200	143
	6 units or more	18.9	29.5	15.8	17.9	10.5	6.3	1.1	---	4.0		95
		9.7	6.3	29.2	38.2	9.0	7.6	---	---	6.0		144
THUNDER BAY	single/semi/row less than 6 units	14.4	41.6	16.0	12.0	9.6	4.8	.8	.8	2.0	6100	125
	6 units or more	22.2	22.2	33.3	11.1	3.7	7.4	---	---	4.0		54
		7.7	5.4	26.2	43.1	6.2	10.0	.8	.8	6.0		130
TORONTO	single/semi/row less than 6 units	20.0	21.8	21.8	20.0	10.0	4.5	1.8	---	4.0	250300	110
	6 units or more	37.0	7.4	14.8	18.5	7.4	7.4	3.7	3.7	3.0		27
		7.6	3.1	25.2	39.9	12.7	8.2	2.0	1.1	6.0		353
WINDSOR	single/semi/row less than 6 units	10.3	36.8	13.7	22.2	5.1	9.4	---	2.6	4.0	15600	117
	6 units or more	12.2	30.6	16.3	22.4	8.2	6.1	4.1	---	5.0		49
		6.4	2.7	13.3	33.0	13.3	25.5	4.8	1.1	6.5		188
REMAINDER OF ONTARIO	single/semi/row less than 6 units	3.2	55.1	26.1	12.9	2.6	.0	.0	.0	2.0	181200	146
	6 units or more	10.2	15.3	44.6	24.7	5.1	.1	.1	---	5.0		76
		11.4	5.9	31.3	37.0	8.6	5.6	---	.1	6.0		131
PROVINCE	single/semi/row less than 6 units	10.9	37.8	23.6	17.9	6.1	2.9	.7	.2	3.0	617200	1124
	6 units or more	16.6	14.7	33.0	24.4	5.9	2.8	1.5	1.1	5.0		494
		8.9	3.5	25.6	40.3	11.2	8.1	1.3	1.1	6.0		1835

NOTES

1) Statistics and sample sizes may differ from table to table due to rounding procedures and missing data.

2) Population estimates equal the number of private market rental households.

Estimates are calculated from 1981 Census statistics minus households having rent subsidies.

3) Duplex units included in the 'Less than 6 units' category

TABLE 5.5

. PER CENT RENT INCREASE BY ANNUAL HOUSEHOLD INCOME (non-movers)

		2% AND LESS	2 - 5%	6 - 7%	8 - 10%	11 - 20%	21 - 29%	30% AND OVER	POPULATION ESTIMATES	SAMPLE SIZE
METRO AREA		%	%	%	%	%	%	%	#	#
HAMILTON	less than \$20,000	15.5	23.7	41.2	8.2	5.2	3.1	3.1	41900	97 &
	\$20,000 and over	25.8	25.0	32.8	6.3	8.6	.8	.8		128
KITCHENER	less than \$20,000	17.8	13.3	35.6	18.9	14.4	---	---	21700	90 &
	\$20,000 and over	16.7	24.5	37.3	7.8	9.8	1.0	2.9		102
LONDON	less than \$20,000	24.6	15.2	49.3	7.2	2.2	.7	.7	24400	138 &
	\$20,000 and over	24.6	17.4	39.1	10.9	8.0	---	---		138
OSHAWA	less than \$20,000	13.7	20.5	35.6	17.8	6.8	---	5.5	9500	73
	\$20,000 and over	24.5	27.0	31.9	5.5	9.2	.6	1.2		163
OTTAWA	less than \$20,000	21.5	16.9	35.4	9.2	13.8	1.5	1.5	53900	65 &
	\$20,000 and over	20.0	31.9	34.1	8.1	4.3	1.1	.5		185
SAULT STE. MARIE	less than \$20,000	52.7	21.5	15.1	6.5	1.1	1.1	2.2	3600	93 &
	\$20,000 and over	44.1	34.3	13.7	2.9	2.9	---	2.0		102
SUDBURY	less than \$20,000	36.9	25.5	22.3	7.6	6.4	1.3	---	9200	157 &
	\$20,000 and over	38.0	19.8	26.7	9.1	6.4	---	---		187
THUNDER BAY	less than \$20,000	36.5	20.9	27.8	7.0	7.8	---	---	6100	115 &
	\$20,000 and over	35.3	24.4	25.0	5.8	7.1	1.3	1.3		156
TORONTO	less than \$20,000	18.8	15.6	36.7	15.6	8.6	3.9	.8	250300	128
	\$20,000 and over	19.8	26.8	33.2	10.4	7.7	1.3	.7		298
WINDSOR	less than \$20,000	24.8	11.7	32.4	9.0	15.9	4.8	1.4	15600	145 &
	\$20,000 and over	26.3	15.6	24.6	10.2	19.2	2.4	1.8		167
REMAINDER OF ONTARIO	less than \$20,000	35.9	39.7	19.8	2.3	2.2	.0	.1	181200	170
	\$20,000 and over	33.4	24.9	27.7	10.4	3.5	.1	.0		110
PROVINCE	less than \$20,000	26.9	26.4	29.9	8.5	6.0	1.7	.7	617200	1271
	\$20,000 and over	23.7	26.1	32.0	9.6	6.9	1.0	.6		1736

& Differences are not statistically significant.

NOTES

1) Statistics and sample sizes may differ from table to table due to rounding procedures and missing data.

2) Population estimates equal the number of private market rental households.

Estimates are calculated from 1981 Census statistics minus households having rent subsidies.

6. RENT LEVELS

This section presents the October 1985 rent levels of all units (movers and non-movers). The rent distribution is broken down by first looking at all units by city; by building size, income and bedroom count.

HIGHLIGHTS

- . Table 6.1 presents rent levels by city. In Toronto 47.3 per cent of the rents are \$550.00 and over, compared to 48.8 per cent of the rents in Sudbury that are \$349.00 and less.
- . Table 6.4 indicates that median rents range from \$300.00. for a bachelor to \$566.00 for a unit with four or more bedrooms throughout the province.

TABLE 6.1

. OCTOBER 1985 RENT DISTRIBUTION (ALL UNITS) .

	LOW THRU \$250.00 \$249.00	\$350.00 \$349.00	\$425.00 \$424.00	\$550.00 \$549.00	\$625.00 \$624.00	\$750.00 \$749.00	THRU HIGH	POPULATION ESTIMATES	SAMPLE SIZE
METRO AREA	%	%	%	%	%	%	%	#	#
HAMILTON	8.6	28.9	26.1	23.0	5.6	6.1	1.8	58000	395
KITCHENER	9.7	28.5	30.0	22.1	4.0	3.2	2.5	34000	403
LONDON	6.1	29.9	25.2	24.2	7.5	5.2	2.0	40100	559
OSHAWA	4.0	11.5	20.7	36.2	10.7	12.0	5.0	14600	401
OTTAWA	1.9	10.4	18.8	28.2	11.3	16.5	12.9	82200	479
SAULT STE. MARIE	10.4	24.3	28.3	28.1	5.0	3.5	.5	6500	424
SUDEBURY	19.2	29.6	27.7	15.4	5.2	2.5	.3	14300	631
THUNDER BAY	11.4	16.4	20.3	31.0	11.6	7.7	1.6	10300	561
TORONTO	3.5	8.4	18.7	32.2	10.4	13.3	13.6	364300	777
WINDSOR	12.9	25.7	21.4	26.3	8.9	3.8	1.1	23200	560
REMAINDER OF ONTARIO	14.4	25.8	32.1	21.0	5.8	.1	.8	257000	533
PROVINCE	7.8	17.6	24.1	26.9	8.3	8.0	7.3	904500	5723

NOTES

- 1) Statistics and sample sizes may differ from table to table due to rounding procedures and missing data.
- 2) Population estimates equal the number of private market rental households.
Estimates are calculated from 1981 Census statistics minus households having rent subsidies.

TABLE 6.2

OCTOBER 1985 RENT DISTRIBUTION BY BUILDING SIZE

METRO AREA		LOW THRU										AVERAGE		POPULATION ESTIMATES	SAMPLE SIZE
		\$249.00	\$250.00	\$350.00	\$425.00	\$550.00	\$624.00	\$749.00	\$750.00 THRU HIGH	%	\$	#			
HAMILTON	single/semi/row	16.3	11.2	4.1	28.6	14.3	18.4	7.1	494	58000	98				
	less than 6 units	13.3	46.7	16.7	23.3	---	---	---	351	30					
	6 units or more	4.9	33.1	35.7	20.9	3.0	2.3	---	381	263					
KITCHENER	single/semi/row	10.7	14.3	16.1	29.5	11.6	11.6	6.3	473	34000	112				
	less than 6 units	13.3	41.7	35.0	8.3	---	---	1.7	340	60					
	6 units or more	7.6	32.4	35.6	22.2	1.3	---	.9	381	225					
LONDON	single/semi/row	9.4	10.6	12.5	33.8	19.4	11.9	2.5	481	40100	160				
	less than 6 units	10.9	46.9	14.1	15.6	3.1	4.7	4.7	385	64					
	6 units or more	3.1	35.4	34.2	21.7	2.5	2.2	.9	388	322					
OSHAWA	single/semi/row	5.1	8.9	5.7	21.5	20.3	26.6	12.0	579	14600	158				
	less than 6 units	8.6	28.6	25.7	2.9	2.9	2.9	2.9	392	35					
	6 units or more	2.5	31.3	51.0	4.5	2.0	---	---	435	198					
OTTAWA	single/semi/row	2.7	6.1	4.1	15.0	12.2	31.3	28.6	661	82200	147				
	less than 6 units	---	13.8	21.5	20.0	12.3	15.4	16.9	541	65					
	6 units or more	1.5	11.1	26.7	38.2	10.7	8.4	3.4	477	262					
SAULT STE. MARIE	single/semi/row	15.9	26.9	19.3	27.6	6.9	3.4	---	386	6500	145				
	less than 6 units	7.6	35.4	35.4	17.7	1.3	2.5	---	369	79					
	6 units or more	7.7	11.0	34.8	35.4	5.5	4.4	1.1	424	181					
SUDBURY	single/semi/row	19.7	23.5	22.2	20.5	8.5	4.7	.9	385	14300	234				
	6 units or more	25.5	43.0	22.1	8.1	.7	.7	---	311	149					
	less than 6 units	13.5	26.9	38.1	14.8	5.4	1.3	---	367	223					
THUNDER BAY	single/semi/row	10.7	19.3	12.9	24.9	15.0	13.7	3.4	460	10300	233				
	less than 6 units	7.6	23.9	30.4	22.8	7.6	6.5	1.1	417	92					
	6 units or more	10.7	8.4	24.8	43.5	10.3	2.3	---	425	214					
TORONTO	single/semi/row	4.9	7.1	10.9	10.3	12.0	18.5	36.4	683	364300	184				
	less than 6 units	4.4	4.4	20.0	24.4	15.6	11.1	20.0	559	45					
	6 units or more	2.7	8.8	21.6	40.0	9.8	11.7	5.5	499	523					
WINDSOR	single/semi/row	13.7	18.5	20.8	31.0	8.9	7.1	---	410	23200	168				
	less than 6 units	25.8	35.5	16.1	17.2	4.3	1.1	---	333	93					
	6 units or more	7.0	26.4	23.6	27.1	10.9	2.8	2.1	420	284					
REMAINDER OF ONTARIO	single/semi/row	12.8	25.4	21.8	27.2	12.5	.2	.1	394	257000	213				
	less than 6 units	17.8	35.6	39.0	3.9	2	.1	3.5	342	107					
	6 units or more	8.2	20.4	44.6	26.6	.1	---	---	378	185					
PROVINCE	single/semi/row	9.4	15.6	14.8	21.1	12.6	11.6	15.0	525	904500	1852				
	less than 6 units	12.9	28.6	29.9	12.2	4.8	4.1	7.5	406	819					
	6 units or more	4.3	15.8	29.0	33.9	6.8	7.0	3.2	451	2880					

& Differences are not statistically significant.

NOTES

- 1) Statistics and sample sizes may differ from table to table due to rounding procedures and missing data.
- 2) Population estimates equal the number of private market rental households.
- 3) Estimates are calculated from 1981 Census statistics minus households having rent subsidies.
- 4) Duplex units included in 'less than 6 units' category

TABLE 6.3 OCTOBER 1985 RENT DISTRIBUTION BY INCOME

METRO AREA		LOW THRU		\$250.00		\$350.00		\$425.00		\$550.00		\$625.00		\$750.00		POPULATION ESTIMATES	SAMPLE SIZE
		%	%	%	%	%	%	%	%	%	%	%	%	%			
HAMILTON	less than \$20,000	13.5	40.5	27.7	14.9	1.4	1.4	7	58000	148							
	\$20,000 and over	2.8	21.2	23.5	30.2	8.9	10.6	2.8		179							
KITCHENER	less than \$20,000	19.2	31.1	31.1	13.9	2.0	2.0	7	34000	151							
	\$20,000 and over	4.2	26.7	29.1	27.9	5.5	3.6	3.0		165							
LONDON	less than \$20,000	11.9	38.7	28.5	13.8	3.6	3.2	4	40100	253							
	\$20,000 and over	1.3	22.2	23.0	34.3	10.0	6.1	3.0		230							
OSHAWA	less than \$20,000	6.9	21.6	27.6	25.0	8.6	6.0	4.3	14600	116							
	\$20,000 and over	2.4	6.0	19.1	42.2	11.6	14.7	4.0		251							
OTTAWA	less than \$20,000	6.1	18.4	27.2	31.6	6.1	7.0	3.5	82200	114							
	\$20,000 and over	.3	8.2	16.4	26.4	13.4	18.8	16.4		292							
SAULT STE. MARIE	less than \$20,000	12.5	28.4	27.8	24.4	4.0	2.3	.6	6500	176							
	\$20,000 and over	6.8	19.9	28.4	32.4	7.4	4.5	.6		176							
SUDBURY	less than \$20,000	31.7	35.5	22.4	8.1	1.5	.8	---	14300	259							
	\$20,000 and over	8.2	24.5	32.3	22.3	7.8	4.6	.4		282							
THUNDER BAY	less than \$20,000	19.3	23.6	20.3	26.4	8.0	2.4	---	10300	212							
	\$20,000 and over	5.6	10.0	21.3	33.3	15.7	12.4	1.6		249							
TORONTO	less than \$20,000	8.9	17.3	27.7	30.7	3.5	8.4	3.5	364300	202							
	\$20,000 and over	1.3	4.3	13.9	32.7	13.6	15.9	18.3		447							
WINDSOR	less than \$20,000	17.5	27.4	21.4	26.5	5.6	1.7	---	23200	234							
	\$20,000 and over	7.9	22.1	22.9	29.6	11.3	4.2	2.1		240							
REMAINDER OF ONTARIO	less than \$20,000	15.0	31.2	31.0	21.2	1.7	.0	---	257000	231							
	\$20,000 and over	5.6	21.6	29.4	24.8	15.5	.4	2.7		149							
PROVINCE	less than \$20,000	12.8	26.9	28.7	23.7	2.9	3.6	1.5	904500	2096							
	\$20,000 and over	2.5	11.1	19.1	30.3	13.0	11.9	12.1		2660							

NOTES

- 1) Statistics and sample sizes may differ from table to table due to rounding procedures and missing data.
- 2) Population estimates equal the number of private market rental households. Estimates are calculated from 1981 Census statistics minus households having rent subsidies.

TABLE 6.4

OCTOBER 1985 AVERAGE AND MEDIAN RENT BY BEDROOM COUNT

		BACHELOR	ONE BEDROOM	TWO BEDROOM	THREE BEDROOM	FOUR BEDROOM +	TOTAL
METRO AREA							
HAMILTON	Aver. Rent	\$229.00	\$336.00	\$414.00	\$520.00	\$573.00	\$406.00
	Median Rent	\$225.00	\$324.00	\$410.00	\$513.00	\$540.00	\$387.00
KITCHENER	Aver. Rent	\$298.00	\$310.00	\$399.00	\$497.00	\$654.00	\$400.00
	Median Rent	\$265.00	\$314.00	\$379.00	\$479.00	\$624.00	\$375.00
LONDON	Aver. Rent	\$288.00	\$330.00	\$421.00	\$528.00	\$657.00	\$414.00
	Median Rent	\$268.00	\$328.00	\$410.00	\$534.00	\$619.00	\$394.00
OSHAWA	Aver. Rent	\$420.00	\$395.00	\$453.00	\$596.00	\$644.00	\$487.00
	Median Rent	\$310.00	\$379.00	\$447.00	\$610.00	\$656.00	\$462.00
OTTAWA	Aver. Rent	\$337.00	\$424.00	\$524.00	\$685.00	\$848.00	\$541.00
	Median Rent	\$340.00	\$420.00	\$499.00	\$687.00	\$790.00	\$503.00
SAULT STE. MARIE	Aver. Rent	\$283.00	\$343.00	\$414.00	\$454.00	\$459.00	\$395.00
	Median Rent	\$284.00	\$342.00	\$415.00	\$455.00	\$454.00	\$386.00
SUDBURY	Aver. Rent	\$233.00	\$295.00	\$357.00	\$446.00	\$454.00	\$359.00
	Median Rent	\$228.00	\$282.00	\$357.00	\$433.00	\$515.00	\$350.00
THUNDER BAY	Aver. Rent	\$262.00	\$340.00	\$464.00	\$535.00	\$635.00	\$433.00
	Median Rent	\$250.00	\$350.00	\$469.00	\$554.00	\$663.00	\$431.00
TORONTO	Aver. Rent	\$332.00	\$448.00	\$537.00	\$725.00	\$915.00	\$545.00
	Median Rent	\$322.00	\$415.00	\$505.00	\$692.00	\$833.00	\$492.00
WINDSOR	Aver. Rent	\$235.00	\$352.00	\$424.00	\$475.00	\$490.00	\$400.00
	Median Rent	\$233.00	\$330.00	\$399.00	\$451.00	\$469.00	\$380.00
REMAINDER OF ONTARIO	Aver. Rent	\$201.00	\$333.00	\$374.00	\$430.00	\$387.00	\$373.00
	Median Rent	\$248.00	\$331.00	\$378.00	\$410.00	\$400.00	\$368.00
PROVINCE	Aver. Rent	\$306.00	\$391.00	\$454.00	\$591.00	\$616.00	\$465.00
	Median Rent	\$300.00	\$374.00	\$432.00	\$584.00	\$566.00	\$426.00

NOTES

1) Statistics and sample sizes may differ from table to table due to rounding procedures and missing data.

2) Population estimates equal the number of private market rental households.

Estimates are calculated from 1981 Census statistics minus households having rent subsidies.

TABLE 6.5.A . DISTRIBUTION OF RENT BY BEDROOM COUNT .

HAMILTON							
	BACHELOR	ONE BEDROOM	TWO BEDROOM	THREE BEDROOM	FOUR + BEDROOM	OTHER	SAMPLE SIZE
OCTOBER 1985 RENT	%	%	%	%	%	%	#
LOW THRU \$249.	20.6	44.1	17.6	14.7	2.9	---	34
\$250. - \$349.	4.4	70.2	19.3	3.5	.9	1.8	114
\$350. - \$424.	---	35.9	53.4	10.7	---	---	103
\$425. - \$549.	---	8.8	53.8	33.0	4.4	---	91
\$550. - \$624.	---	18.2	18.2	59.1	4.5	---	22
\$625. - \$749.	---	8.3	20.8	58.3	8.3	4.2	24
\$750. THRU HIGH	---	---	---	---	---	---	7

KITCHENER						
	BACHELOR	ONE BEDROOM	TWO BEDROOM	THREE BEDROOM	FOUR + BEDROOM	SAMPLE SIZE
OCTOBER 1985 RENT	%	%	%	%	%	#
LOW THRU \$249.	10.3	71.8	15.4	---	2.6	39
\$250. - \$349.	2.6	45.2	45.2	7.0	---	115
\$350. - \$424.	---	20.7	66.9	9.9	2.5	121
\$425. - \$549.	---	6.7	58.4	31.5	3.4	89
\$550. - \$624.	---	---	25.0	62.5	12.5	16
\$625. - \$749.	7.7	---	---	69.2	23.1	13
\$750. THRU HIGH	---	10.0	20.0	20.0	50.0	10

NOTES

- 1) Statistics and sample sizes may differ from table to table due to rounding procedures and missing data.
- 2) Population estimates equal the number of private market rental households.
Estimates are calculated from 1981 Census statistics minus households having rent subsidies.

TABLE 6.5.B

DISTRIBUTION OF RENT BY BEDROOM COUNT

LONDON							
	BACHELOR	ONE BEDROOM	TWO BEDROOM	THREE BEDROOM	FOUR + BEDROOM	OTHER	SAMPLE SIZE
OCTOBER 1985 RENT	%	%	%	%	%	%	#
LOW THRU \$249.	17.6	58.8	17.6	5.9	---	---	34
\$250. - \$349.	5.4	57.5	32.3	3.6	.6	.6	167
\$350. - \$424.	---	40.4	53.9	5.7	---	---	141
\$425. - \$549.	---	8.1	56.3	32.6	3.0	---	135
\$550. - \$624.	---	---	21.4	69.0	9.5	---	42
\$625. - \$749.	3.4	3.4	31.0	44.8	17.2	---	29
\$750. THRU HIGH	---	---	45.5	27.3	27.3	---	11

OSHAWA							
	BACHELOR	ONE BEDROOM	TWO BEDROOM	THREE BEDROOM	FOUR + BEDROOM	OTHER	SAMPLE SIZE
OCTOBER 1985 RENT	%	%	%	%	%	%	#
LOW THRU \$249.	12.5	31.3	37.5	12.5	---	6.3	16
\$250. - \$349.	8.7	58.7	19.6	13.0	---	---	46
\$350. - \$424.	1.2	37.3	50.6	9.6	1.2	---	83
\$425. - \$549.	---	22.8	54.5	21.4	1.4	---	145
\$550. - \$624.	---	4.7	32.6	55.8	7.0	---	43
\$625. - \$749.	---	---	12.5	77.1	8.3	2.1	48
\$750. THRU HIGH	10.0	5.0	10.0	60.0	15.0	---	20

NOTES

- 1) Statistics and sample sizes may differ from table to table due to rounding procedures and missing data.
- 2) Population estimates equal the number of private market rental households.
Estimates are calculated from 1981 Census statistics minus households having rent subsidies.

TABLE 6.5.C

. DISTRIBUTION OF RENT BY BEDROOM COUNT .

OTTAWA

	BACHELOR	ONE BEDROOM	TWO BEDROOM	THREE BEDROOM	FOUR + BEDROOM	OTHER	SAMPLE SIZE
OCTOBER 1985 RENT	%	%	%	%	%	%	#
LOW THRU \$249.	---	---	---	---	---	---	9
\$250. - \$349.	20.0	48.0	20.0	12.0	---	---	50
\$350. - \$424.	10.0	55.6	26.7	6.7	---	1.1	90
\$425. - \$549.	.7	41.5	49.6	8.1	---	---	135
\$550. - \$624.	---	24.1	37.0	37.0	1.9	---	54
\$625. - \$749.	---	1.3	36.7	58.2	3.8	---	79
\$750. THRU HIGH	---	---	8.1	71.0	19.4	1.6	62

SAULT STE. MARIE

	BACHELOR	ONE BEDROOM	TWO BEDROOM	THREE BEDROOM	FOUR + BEDROOM	OTHER	SAMPLE SIZE
OCTOBER 1985 RENT	%	%	%	%	%	%	#
LOW THRU \$249.	11.4	50.0	25.0	9.1	4.5	---	44
\$250. - \$349.	5.8	46.6	35.9	9.7	1.0	1.0	103
\$350. - \$424.	.8	35.0	51.7	12.5	---	---	120
\$425. - \$549.	.8	13.4	57.1	26.9	1.7	---	119
\$550. - \$624.	---	19.0	42.9	33.3	4.8	---	21
\$625. - \$749.	---	---	60.0	26.7	13.3	---	15
\$750. THRU HIGH	---	50.0	---	50.0	---	---	2

NOTES

- 1) Statistics and sample sizes may differ from table to table due to rounding procedures and missing data.
- 2) Population estimates equal the number of private market rental households.
Estimates are calculated from 1981 Census statistics minus households having rent subsidies.

TABLE 6.5.D

. DISTRIBUTION OF RENT BY BEDROOM COUNT .

SUDBURY							
	BACHELOR	ONE BEDROOM	TWO BEDROOM	THREE BEDROOM	FOUR + BEDROOM	OTHER	SAMPLE SIZE
OCTOBER 1985 RENT	%	%	%	%	%	%	#
LOW THRU \$249.	10.7	50.4	30.6	6.6	1.7	---	121
\$250. - \$349.	6.4	38.0	44.4	8.6	2.7	---	187
\$350. - \$424 .	.6	13.7	58.9	24.6	2.3	---	175
\$425. - \$549.	---	10.3	38.1	43.3	6.2	2.1	97
\$550. - \$624.	---	3.0	30.3	57.6	9.1	---	33
\$625. - \$749.	---	6.3	18.8	56.3	18.8	---	16
\$750. THRU HIGH	---	---	---	---	---	---	2

THUNDER BAY							
	BACHELOR	ONE BEDROOM	TWO BEDROOM	THREE BEDROOM	FOUR + BEDROOM	OTHER	SAMPLE SIZE
OCTOBER 1985 RENT	%	%	%	%	%	%	#
LOW THRU \$249.	14.1	56.3	15.6	7.8	1.6	4.7	64
\$250. - \$349.	4.3	68.5	15.2	10.9	1.1	---	92
\$350. - \$424 .	1.8	54.4	36.0	7.0	.9	---	114
\$425. - \$549.	---	20.1	60.3	17.8	1.7	---	174
\$550. - \$624.	---	3.1	52.3	40.0	4.6	---	65
\$625. - \$749.	---	2.3	18.6	60.5	18.6	---	43
\$750. THRU HIGH	---	---	---	---	---	---	9

NOTES

- 1) Statistics and sample sizes may differ from table to table due to rounding procedures and missing data.
- 2) Population estimates equal the number of private market rental households.
Estimates are calculated from 1981 Census statistics minus households having rent subsidies.

TABLE 6.5.E

. DISTRIBUTION OF RENT BY BEDROOM COUNT .

OCTOBER 1985 RENT	TORONTO						SAMPLE SIZE
	BACHELOR	ONE BEDROOM	TWO BEDROOM	THREE BEDROOM	FOUR + BEDROOM	OTHER	
	%	%	%	%	%	%	
LOW THRU \$249.	44.4	37.0	14.8	3.7	---	---	27
\$250. - \$349.	23.1	61.5	9.2	4.6	---	1.5	65
\$350. - \$424.	7.6	58.6	31.7	1.4	---	.7	145
\$425. - \$549.	2.4	34.4	54.8	8.0	---	.4	250
\$550. - \$624.	1.2	19.8	49.4	24.7	4.9	---	81
\$625. - \$749.	---	7.8	39.8	50.5	1.9	---	103
\$750. THRU HIGH	.9	8.5	21.7	50.9	17.0	.9	106

OCTOBER 1985 RENT	WINDSOR					SAMPLE SIZE
	BACHELOR	ONE BEDROOM	TWO BEDROOM	THREE BEDROOM	FOUR + BEDROOM	
	%	%	%	%	%	
LOW THRU \$249.	20.8	51.4	20.8	5.6	1.4	72
\$250. - \$349.	6.3	53.5	34.0	5.6	.7	144
\$350. - \$424.	---	35.8	47.5	15.8	.8	120
\$425. - \$549.	---	25.9	40.8	27.9	5.4	147
\$550. - \$624.	---	22.0	44.0	30.0	4.0	50
\$625. - \$749.	---	9.5	38.1	42.9	9.5	21
\$750. THRU HIGH	---	---	---	---	---	6

NOTES

- 1) Statistics and sample sizes may differ from table to table due to rounding procedures and missing data.
- 2) Population estimates equal the number of private market rental households.
Estimates are calculated from 1981 Census statistics minus households having rent subsidies.

TABLE 6.5.F

. DISTRIBUTION OF RENT BY BEDROOM COUNT .

	REMAINDER OF ONTARIO						SAMPLE SIZE
	BACHELOR	ONE BEDROOM	TWO BEDROOM	THREE BEDROOM	FOUR + BEDROOM	OTHER	
OCTOBER 1985 RENT	%	%	%	%	%	%	#
LOW THRU \$249.	9.9	49.8	20.2	10.1	9.8	.2	77
\$250. - \$349.	.2	30.8	52.2	11.3	5.4	---	138
\$350. - \$424.	.1	15.6	62.1	19.9	2.3	---	171
\$425. - \$549.	.0	16.8	51.9	21.1	10.2	---	112
\$550. - \$624.	---	.3	1.3	86.3	12.1	---	31
\$625. - \$749.	---	---	---	---	---	---	1
\$750. THRU HIGH	---	---	---	---	---	---	4

PROVINCE

	BACHELOR	ONE BEDROOM	TWO BEDROOM	THREE BEDROOM	FOUR + BEDROOM	OTHER	SAMPLE SIZE
	%	%	%	%	%	%	#
OCTOBER 1985 RENT							
LOW THRU \$249.	18.0	48.6	18.8	8.4	6.0	.2	538
\$250. - \$349.	7.1	46.4	35.2	8.2	2.6	.5	1221
\$350. - \$424.	3.1	35.8	48.5	11.1	1.1	.3	1383
\$425. - \$549.	1.2	26.8	53.4	15.4	3.0	.2	1494
\$550. - \$624.	.6	14.5	34.8	43.8	6.3	---	458
\$625. - \$749.	.2	6.1	36.5	52.9	4.0	.3	392
\$750. THRU HIGH	.8	9.4	18.8	52.5	17.6	1.0	239

NOTES

- 1) Statistics and sample sizes may differ from table to table due to rounding procedures and missing data.
- 2) Population estimates equal the number of private market rental households.
Estimates are calculated from 1981 Census statistics minus households having rent subsidies.

. 7. MAINTENANCE AND SERVICES .

In this survey data was collected regarding tenant perceptions about the general level of maintenance and services in their building.

. HIGHLIGHTS

- . Table 7.1 indicates that over 60 per cent of the respondents are satisfied with the level of maintenance and services. An additional 21.8 per cent consider the maintenance adequate; while 16.8 per cent rate maintenance as poor or very poor.
- . Table 7.2 indicates that 63.2 per cent of respondents consider the current level to be unchanged while 23.6 per cent indicate that the maintenance and services have improved.

TABLE 7.1.

CURRENT LEVEL OF MAINTENANCE AND SERVICES - TENANT PERCEPTION

	VERY GOOD	GOOD	ADEQUATE	POOR	VERY POOR	POPULATION ESTIMATES	SAMPLE SIZE
METRO AREA	%	%	%	%	%	#	#
HAMILTON	33.2	30.8	21.1	8.0	7.0	58000	413
KITCHENER	28.5	30.0	24.8	10.1	6.6	34000	424
LONDON	31.3	29.7	25.1	8.1	5.8	40100	569
OSHAWA	30.8	29.9	22.9	10.4	6.0	14600	415
OTTAWA	30.3	28.3	26.7	10.4	4.3	82200	491
SAULT STE.MARIE	37.6	31.1	20.5	6.6	4.2	6500	425
SUDBURY	35.9	28.0	20.7	10.5	4.8	14300	646
THUNDER BAY	31.1	30.2	24.3	9.3	5.1	10300	569
TORONTO	28.0	28.8	24.5	11.2	7.5	364300	801
WINDSOR	28.8	31.4	25.6	7.8	6.4	23200	563
REMAINDER OF ONTARIO	34.0	34.6	15.2	7.8	8.4	257000	541
PROVINCE	30.7	30.8	21.8	9.6	7.2	904500	5857

NOTES

- 1) Statistics and sample sizes may differ from table to table due to rounding procedures and missing data.
- 2) Population estimates equal the number of private market rental households.
Estimates are calculated from 1981 Census statistics minus households having rent subsidies.

TABLE 7.2. CHANGES IN LEVEL OF MAINTENANCE AND SERVICES - TENANT PERCEPTION (non-movers)

	CREATLY IMPROVED	SOMEWHAT IMPROVED	NOT CHANGED	SOMEWHAT DETERIORATED	CREATLY DETERIORATED	POPULATION ESTIMATES	SAMPLE SIZE
METRO AREA	%	%	%	%	%	#	#
HAMILTON	5.0	14.0	70.7	6.3	4.0	41900	300
KITCHENER	2.6	18.0	68.8	8.6	1.9	21700	266
LONDON	3.6	12.8	68.2	11.0	4.5	24400	337
OSHAWA	3.7	15.3	68.7	8.6	3.7	9500	268
OTTAWA	3.7	11.4	70.1	12.0	2.8	53900	324
SAULT STE. MARIE	7.2	17.0	68.9	4.3	2.6	3600	235
SUDBURY	7.0	17.5	66.5	7.3	1.7	9200	412
THUNDER BAY	2.9	11.7	75.2	9.3	.9	6100	343
TORONTO	4.7	16.8	62.8	11.7	4.0	250300	554
WINDSOR	6.8	18.3	63.4	9.4	2.1	15600	383
REMAINDER OF ONTARIO	4.0	27.4	57.7	7.0	3.9	181200	386
PROVINCE	4.4	19.2	63.2	9.6	3.7	617200	3808

NOTES

- 1) Statistics and sample sizes may differ from table to table due to rounding procedures and missing data.
- 2) Population estimates equal the number of private market rental households.
Estimates are calculated from 1981 Census statistics minus households having rent subsidies.

8. SEPARATE CHARGES

The following tables demonstrate the frequency of separate payments for such services such as hydro, water, oil, gas, cable, parking etc. Only where these services were paid separately and not to the landlord was the respondent considered to have actually paid for a utility in addition to their basic rent.

HIGHLIGHTS

- . Approximately 85 per cent of the respondents pay one or more separate charges.
- . Respondents that pay separate charges are evenly distributed by building size.
- . The largest per cent of respondents that pay for hydro separately (48.7) per cent live in single/semi and row houses.
- . Cable television is paid by 71.3 per cent of the respondents, followed by hydro with 53.5 per cent and parking with 24.5 per cent.
- . Households that pay separate charges have higher rents than households without separate charges.

TABLE 8.1

. NUMBER OF CHARGES PAID IN ADDITION TO BASIC RENT .

	NO CHARGES PAID	ONE CHARGES	TWO CHARGES	THREE CHARGES	FOUR OR MORE CHARGES	POPULATION ESTIMATES	SAMPLE SIZE
METRO AREA	%	%	%	%	%	#	#
HAMILTON	15.0	28.3	32.5	18.8	5.5	58000	421
KITCHENER	12.4	39.9	29.4	10.3	8.2	34000	429
LONDON	17.6	36.5	26.5	12.6	6.8	40100	573
OSHAWA	18.0	33.8	25.2	12.9	10.1	14600	417
OTTAWA	7.2	21.6	34.7	25.3	11.2	82200	501
SAULT STE. MARIE	12.6	38.8	24.7	15.1	8.8	6500	430
SUDBURY	9.7	34.5	33.7	14.8	7.4	14300	650
THUNDER BAY	14.0	30.6	27.1	14.4	13.8	10300	571
TORONTO	19.0	32.4	30.4	9.3	8.9	364300	806
WINDSOR	35.0	30.4	18.9	12.7	3.0	23200	566
REMAINDER OF ONTARIO	12.6	35.7	24.8	19.4	7.5	257000	541
PROVINCE	15.7	32.6	28.7	14.7	8.3	904500	5905

NOTES

- 1) Statistics and sample sizes may differ from table to table due to rounding procedures and missing data.
- 2) Population estimates equal the number of private market rental households.
Estimates are calculated from 1981 Census statistics minus households having rent subsidies.

TABLE 8.2

CHARGES PAID SEPARATELY IN ADDITION TO BASIC RENT BY BUILDING SIZE

	BUILDING SIZE	NO CHARGES PAID SEPARATELY	CHARGES PAID SEPARATELY	POPULATION ESTIMATES	SAMPLE SIZE
METRO AREA		%	%	#	#
HAMILTON	single/semi/row	15.0	85.0	58000	107 &
	less than 6 units	19.4	80.6		31
	6 units or more	14.0	86.0		278
KITCHENER	single/semi/row	12.3	87.7	34000	122 &
	less than 6 units	6.3	93.7		63
	6 units or more	13.9	86.1		238
LONDON	single/semi/row	6.0	94.0	40100	167
	less than 6 units	6.3	93.8		64
	6 units or more	26.1	73.9		329
OSHAWA	single/semi/row	13.8	86.3	14600	160 &
	less than 6 units	16.2	83.8		37
	6 units or more	21.4	78.6		210
OTTAWA	single/semi/row	3.9	96.1	82200	152 &
	less than 6 units	7.2	92.8		69
	6 units or more	8.7	91.3		275
SAULT STE.MARIE	single/semi/row	11.5	88.5	6500	148
	less than 6 units	5.1	94.9		79
	6 units or more	17.4	82.6		184
SUDBURY	single/semi/row	8.7	91.3	14300	241 &
	less than 6 units	9.1	90.9		154
	6 units or more	9.3	90.7		227
THUNDER BAY	single/semi/row	13.4	86.6	10300	238 &
	less than 6 units	16.1	83.9		93
	6 units or more	13.4	86.6		217
TORONTO	single/semi/row	16.9	83.1	364300	195 &
	less than 6 units	19.6	80.4		46
	6 units or more	20.3	79.7		538
WINDSOR	single/semi/row	18.1	81.9	23200	171
	less than 6 units	22.6	77.4		93
	6 units or more	50.2	49.8		287
REMAINDER OF ONTARIO	single/semi/row	7.2	92.8	257000	217
	less than 6 units	7.0	93.0		110
	6 units or more	22.2	77.8		185
PROVINCE	single/semi/row	11.1	88.9	904500	1918
	less than six units	10.6	89.4		839
	6 units or more	19.6	80.4		2968

& Differences are not statistically significant.

NOTES

- 1) Statistics and sample sizes may differ from table to table due to rounding procedures and missing data.
- 2) Population estimates equal the number of private market rental households.
Estimates are calculated from 1981 Census statistics minus households having rent subsidies.
- 3) Duplexes included in the 'less than 6 units' category.

TABLE 8.3

. UNITS WHERE HYDRO PAID SEPARATELY BY BUILDING SIZE .

	SINGLE/ SEMI/ROW- HOUSE	LESS THAN 6 UNITS	6 -50 UNITS	50 UNITS AND OVER	POPULATION ESTIMATES	SAMPLE SIZE
METRO AREA	%	%	%	%	#	#
HAMILTON	31.0	6.5	20.2	42.3	58000	248
KITCHENER	50.6	23.5	21.7	4.2	34000	166
LONDON	52.2	16.1	19.0	12.7	40100	205
OSHAWA	64.4	14.1	17.2	4.3	14600	163
OTTAWA	44.8	18.5	15.5	21.2	82200	297
SAULT STE.MARIE	54.1	24.8	15.8	5.3	6500	133
SUDBURY	46.7	27.1	16.6	9.5	14300	398
THUNDER BAY	52.2	17.6	20.2	10.0	10300	341
TORONTO	47.2	9.8	20.8	22.3	364300	265
WINDSOR	52.9	27.5	14.3	5.3	23200	189
REMAINDER OF ONTARIO	54.7	28.1	12.9	4.3	257000	271
PROVINCE	48.7	18.3	17.1	15.8	904500	2676

NOTES

- 1) Statistics and sample sizes may differ from table to table due to rounding procedures and missing data.
- 2) Population estimates equal the number of private market rental households.
Estimates are calculated from 1981 Census statistics minus households having rent subsidies.

TABLE 8.4

. TYPE OF SERVICE PAID .

	WATER	HYDRO	GAS	OIL	CABLE	PARKING	OTHER	POPULATION ESTIMATES	SAMPLE SIZE
METRO AREA	%	%	%	%	%	%	%	#	#
HAMILTON	7.0	69.6	16.2	3.3	72.7	27.9	5.6	58000	359
KITCHENER	14.1	44.9	14.6	6.1	87.8	12.8	5.3	34000	376
LONDON	12.5	44.9	19.3	1.9	82.2	10.0	16.5	40100	472
OSHAWA	18.7	46.8	10.5	11.0	72.5	21.2	8.3	14600	363
OTTAWA	13.8	64.7	16.8	8.2	86.5	34.8	4.7	82200	465
SAULT STE. MARIE	19.4	39.1	13.5	7.4	85.9	5.6	22.8	6500	377
SUDBURY	13.8	70.7	13.6	7.3	75.0	9.7	5.4	14300	588
THUNDER BAY	19.8	72.1	28.1	3.7	76.8	8.4	4.3	10300	491
TORONTO	11.9	43.4	14.8	4.3	70.7	41.8	7.6	364300	655
WINDSOR	19.8	53.1	40.9	1.6	24.2	23.3	18.7	23200	369
REMAINDER OF ONTARIO	13.7	60.8	19.7	18.1	65.3	3.2	17.0	257000	473
PROVINCE	12.9	53.5	17.3	8.7	71.3	24.5	8.9	904500	4988

NOTES

- 1) Statistics and sample sizes may differ from table to table due to rounding procedures and missing data.
- 2) Population estimates equal the number of private market rental households.
Estimates are calculated from 1981 Census statistics minus households having rent subsidies.

TABLE 8.5

. AVERAGE RENT BY CHARGES PAID SEPARATELY .

METRO AREA	PAY ONE OR MORE CHARGES SEPARATELY			DO NOT PAY ANY CHARGES		
	AVERAGE RENT	POPULATION ESTIMATE	SAMPLE SIZE	AVERAGE RENT	POPULATION ESTIMATE	SAMPLE SIZE
	\$	#	#	\$	#	#
HAMILTON	\$418.00	58000	338	\$337.00	58000	57
KITCHENER	\$403.00	34000	354	\$374.00	34000	49 &
LONDON	\$425.00	40100	462	\$362.00	40100	97
OSHAWA	\$498.00	14600	331	\$433.00	14600	70
OTTAWA	\$553.00	82200	444	\$396.00	82200	35
SAULT STE. MARIE	\$403.00	6500	372	\$335.00	6500	52
SUDBURY	\$363.00	14300	573	\$323.00	14300	58
THUNDER BAY	\$451.00	10300	481	\$326.00	10300	80
TORONTO	\$559.00	364300	633	\$483.00	364300	144
WINDSOR	\$416.00	23200	363	\$371.00	23200	197
REMAINDER OF ONTARIO	\$382.00	257000	465	\$316.00	257000	68
PROVINCE	\$475.00	904500	4816	\$410.00	904500	907

& Differences are not statistically significant.

NOTES

- 1) Statistics and sample sizes may differ from table to table due to rounding procedures and missing data.
- 2) Population estimates equal the number of private market rental households.
Estimates are calculated from 1981 Census statistics minus households having rent subsidies.

9. INTENTIONS TO PURCHASE A HOME

This section examines tenant reasons for not purchasing a home. The respondents that indicated interest in purchasing a home were asked the maximum monthly mortgage payment they would be willing to make; and the current amount of money available for a down payment.

HIGHLIGHTS

- . Of those interested in purchasing a home, 20.4 per cent were willing to pay a maximum of \$50,000. A similar number (19.4 per cent) were willing to pay more than \$110,000.
- . Of respondents that are not considering purchasing a home, 55.5 per cent thought it 'too expensive;' followed by 17 per cent that considered themselves 'too old' and 12.2 per cent that were satisfied with renting.
- . Of respondents that indicated interest in purchasing a home, 25.8 per cent are willing to make a monthly mortgage payment of \$750.00 and over.
- . However, 40.7 per cent of those interested in purchasing a home have no down payment available and 23.8 per cent have \$5,000 or less.

TABLE 9.1

PLANS TO PURCHASE A HOME

METRO AREA	PLANS TO PURCHASE A HOME			WHEN PLANNING TO PURCHASE			
	NO	YES	SAMPLE SIZE	12 MONTHS OR LESS	1 TO 2 YEARS	MORE THAN 2 YEARS	SAMPLE SIZE
	%	%	#	%	%	%	#
HAMILTON	58.6	41.4	418	23.5	22.3	54.2	166
KITCHENER	59.3	40.7	425	21.4	29.2	49.4	168
LONDON	61.4	38.6	570	16.9	24.9	58.5	217
OSHAWA	52.5	47.5	415	27.3	26.3	46.4	194
OTTAWA	59.2	40.8	497	18.2	24.2	57.6	198
SAULT STE. MARIE	55.5	44.5	425	22.3	25.0	52.7	188
SUDBURY	61.1	38.9	647	21.3	23.3	55.4	249
THUNDER BAY	56.4	43.6	571	24.1	22.9	53.1	245
TORONTO	58.3	41.8	800	21.5	29.0	49.5	331
WINDSOR	59.4	40.6	564	23.0	28.4	48.6	222
REMAINDER OF ONTARIO	64.5	35.5	537	13.3	27.0	59.7	186
PROVINCE	58.9	41.1	5869	21.2	25.8	53.0	2364

NOTES

- 1) Statistics and sample sizes may differ from table to table due to rounding procedures and missing data
- 2) Population estimates equal the number of private market rental households.
Estimates are calculated from 1981 Census statistics minus households having rent subsidies.

TABLE 9.2 REASONS FOR NOT PURCHASING A HOME

REASONS	HAMILTON	KITCHENER	LONDON	OSHAWA	OTTAWA	SAULT STE. MARIE	SUDBURY	THUNDER BAY	TORONTO	WINDSOR	REMAINDER OF ONTARIO	PROVINCE
	%	%	%	%	%	%	%	%	%	%	%	%
SATISFIED WITH RENTING	16.9	14.1	15.6	12.4	12.4	13.7	13.0	7.5	12.9	15.7	9.2	12.2
DON'T WANT RESPONSIBILITY	3.0	5.6	4.9	5.2	2.8	4.4	3.4	3.1	4.6	3.9	3.4	4.0
TOO OLD	21.9	24.6	20.5	18.1	15.9	20.3	16.6	15.4	15.4	18.7	16.8	17.0
TOO YOUNG	2.5	2.0	5.2	1.0	2.1	.9	1.0	1.6	3.1	.6	2.2	2.6
TOO EXPENSIVE	44.3	44.4	47.0	54.8	59.7	52.4	51.8	57.5	59.2	50.9	55.0	55.5
LIVE ALONE	5.9	6.9	4.3	6.7	5.2	5.7	7.5	6.6	3.1	7.8	8.9	5.7
UNEMPLOYED	2.1	1.6	1.4	1.0	1.4	---	4.1	4.1	1.5	1.2	2.3	1.8
HEALTH REASONS	2.5	.4	.9	1.0	.3	.9	1.8	1.3	---	.6	1.1	.7
OTHER	.8	.4	.3	---	.3	1.8	.8	2.8	.2	.6	1.1	.6
POPULATION ESTIMATES #	58000	34000	40100	14600	82200	6500	14300	10300	364300	23200	257000	904500
SAMPLE SIZE #	237	248	347	210	290	227	386	318	456	332	339	3390

NOTES

- 1) Statistics and sample sizes may differ from table to table due to rounding procedures and missing data.
- 2) Population estimates equal the number of private market rental households.
Estimates are calculated from 1981 Census statistics minus households having rent subsidies.

TABLE 9.3 MAXIMUM PRICE WILLING TO PAY FOR A HOME

METRO AREA	LOW THRU \$40,001		\$45,001		\$50,001		\$55,001		\$60,001		\$65,001		\$70,001		\$80,001		\$90,001		\$110,001		\$130,001		\$150,001		\$170,001		POPULATION ESTIMATES	SAMPLE SIZE		
	\$40,000 THRU \$45,000	%	\$45,000 THRU \$50,000	%	\$50,000 THRU \$55,000	%	\$55,000 THRU \$60,000	%	\$60,000 THRU \$65,000	%	\$65,000 THRU \$70,000	%	\$70,000 THRU \$75,000	%	\$75,000 THRU \$80,000	%	\$80,000 THRU \$85,000	%	\$85,000 THRU \$90,000	%	\$90,000 THRU \$95,000	%	\$95,000 THRU \$100,000	%	\$100,000 THRU \$105,000	%			\$105,000 THRU \$110,000	%
HAMILTON		9.3	3.6	4.3	2.1	16.4	6.4	9.3	22.9	5.7	12.9	2.9	2.9	---	---	---	---	---	---	---	---	---	---	---	---	---	---	58000	140	
KITCHENER		10.1	2.3	14.7	2.3	20.2	4.7	8.5	18.6	3.1	8.5	2.3	3.1	---	---	---	---	---	---	---	---	---	---	---	---	---	---	34000	129	
LONDON		7.1	.6	10.0	5.3	12.4	4.1	15.3	15.9	5.3	12.4	2.9	3.5	---	---	---	---	---	---	---	---	---	---	---	---	---	---	40100	170	
OSHAWA		2.2	---	5.6	1.1	8.9	6.1	13.9	31.7	11.7	12.2	3.9	1.7	.6	---	---	---	---	---	---	---	---	---	---	---	---	---	14600	180	
OTTAWA		.6	.6	.6	---	6.3	1.7	4.0	14.9	6.9	29.3	13.8	14.4	---	---	---	---	---	---	---	---	---	---	---	---	---	---	82200	174	
SAULT STE. MARIE		19.7	1.9	21.7	3.2	12.7	6.4	8.3	12.1	5.1	3.2	---	4.5	---	---	---	---	---	---	---	---	---	---	---	---	---	---	6500	157	
SUDEBURY		24.8	8.7	17.0	4.6	9.2	5.5	4.6	14.7	3.7	5.5	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	14300	218	
THUNDER BAY		6.1	1.4	15.5	5.2	14.6	7.5	12.7	18.3	7.5	8.0	2.3	.5	---	---	---	---	---	---	---	---	---	---	---	---	---	---	10300	213	
TORONTO		3.4	---	1.5	.7	3.0	1.5	3.7	15.7	12.7	27.0	14.2	9.7	1.1	5.6	364300	267											364300	267	
WINDSOR		19.4	4.7	13.1	5.2	16.2	2.6	8.9	11.5	3.1	8.4	1.6	2.6	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	23200	191
REMAINDER OF ONTARIO		21.3	5.3	15.8	5.0	8.3	2.7	8.0	18.1	.3	10.2	2.6	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	257000	148
PROVINCE		9.2	2.0	6.9	2.3	7.4	2.7	6.4	17.0	7.4	19.2	8.6	6.1	.5	4.2	904500	1987												904500	1987

NOTES

- 1) Statistics and sample sizes may differ from table to table due to rounding procedures and missing data.
- 2) Population estimates equal the number of private market rental households. Estimates are calculated from 1981 Census statistics minus households having rent subsidies.

TABLE 9.4

MAXIMUM MONTHLY MORTGAGE PAYMENT WILLING TO MAKE

	LOW TO \$249.00	\$250.00 \$349.00	\$350.00 \$449.00	\$450.00 \$549.00	\$550.00 \$649.00	\$650.00 \$749.00	\$750.00 AND OVER	POPULATION ESTIMATES	SAMPLE SIZE
METRO AREA	%	%	%	%	%	%	%	#	#
HAMILTON	1.5	4.5	15.9	24.2	22.0	18.9	12.9	58000	132
KITCHENER	1.7	2.6	17.1	34.2	21.4	12.0	11.1	34000	117
LONDON	2.0	6.0	17.4	33.6	15.4	12.8	12.8	40100	149
OSHAWA	---	---	2.5	17.1	29.7	31.0	19.6	14600	158
OTTAWA	1.3	1.9	3.1	12.5	17.5	21.9	41.9	82200	160
SAULT STE.MARIE	1.4	7.1	24.3	36.4	17.1	5.7	7.9	6500	140
SUDBURY	3.1	11.8	31.8	30.3	14.4	2.6	6.2	14300	195
THUNDER BAY	1.5	3.5	20.1	36.2	22.1	9.0	7.5	10300	199
TORONTO	---	.4	2.9	9.1	16.1	28.5	43.0	364300	242
WINDSOR	1.6	10.2	27.8	30.5	15.0	7.0	8.0	23200	187
REMAINDER OF ONTARIO	.1	14.7	37.6	20.8	14.9	8.7	3.1	257000	133
PROVINCE	.5	5.2	15.0	17.0	16.9	19.7	25.8	904500	1812

NOTES

- 1) Statistics and sample sizes may differ from table to table due to rounding procedures and missing data.
- 2) Population estimates equal the number of private market rental households.
Estimates are calculated from 1981 Census statistics minus households having rent subsidies.

TABLE 9.5

. AMOUNT AVAILABLE FOR DOWN PAYMENT .

	NONE	\$5,000 OR LESS	\$5,001 \$10,000	\$10,001 \$15,000	\$15,001 \$20,000	\$20,001 \$30,000	OVER \$30,000	SAMPLE SIZE
METRO AREA	%	%	%	%	%	%	%	#
HAMILTON	46.8	26.6	11.5	4.3	2.9	4.3	3.6	139
KITCHENER	42.4	30.3	17.4	6.1	1.5	.8	1.5	132
LONDON	50.3	27.6	11.0	1.7	4.4	1.1	3.9	181
OSHAWA	41.5	28.7	18.1	3.5	2.9	1.8	3.5	171
OTTAWA	48.1	19.8	13.6	6.2	1.2	6.2	4.9	162
SAULT STE. MARIE	43.1	28.8	12.5	4.4	3.1	3.8	4.4	160
SUDBURY	47.8	23.0	12.4	4.8	2.9	3.8	5.3	209
THUNDER BAY	44.1	26.6	13.6	6.2	4.5	2.3	2.8	177
TORONTO	35.0	19.1	13.2	11.3	7.0	5.4	8.9	257
WINDSOR	38.1	28.6	14.3	7.9	3.7	2.6	4.8	189
REMAINDER OF ONTARIO	43.2	29.5	13.6	5.6	2.7	2.8	2.7	144
PROVINCE	40.7	23.8	13.4	7.8	4.5	4.2	5.7	1921

NOTES

- 1) Statistics and sample sizes may differ from table to table due to rounding procedures and missing data.
- 2) Population estimates equal the number of private market rental households.
Estimates are calculated from 1981 Census statistics minus households having rent subsidies.

10. SOCIO-ECONOMIC CHARACTERISTICS

This section is divided in two parts, 10.1 General Characteristics and 10.2 Rent-to-Income Ratios. A more detailed examination of socio-economic characteristics is available in the third volume (Socio-Economic Characteristic.)

HIGHLIGHTS

- . A majority of renters (56.1 per cent) are under the age of 35 years.
- . Non-family households* make up 42.1 per cent of the renter population.
- . A majority of renters (67.1 per cent) have household incomes of \$30,000 or less.
- . Almost three-quarters of renters (73.4 per cent) have rent-to-income ratios of less than 30 per cent. Almost 10 per cent (7.4 per cent) of renters experience rent-to-income ratios greater than 50 per cent.

* Non-family households are defined as a single person or a group of persons not related by blood marriage or adoption.

TABLE 10.1.1.

. DISTRIBUTION OF RENTER HOUSEHOLDS BY AGE OF HOUSEHOLD HEAD . &

		25	35	45	55	60	65	70	POPULATION	SAMPLE
	<25	34	44	54	59	64	69	+	ESTIMATES	SIZE
METRO AREA										
	%	%	%	%	%	%	%	%	#	#
HAMILTON	19.2	36.2	14.1	8.6	3.8	4.3	4.3	9.4	58000	417
KITCHENER	22.9	32.2	16.4	9.3	3.3	3.3	5.4	7.2	34000	428
LONDON	24.4	37.2	12.3	6.5	2.6	3.2	4.7	9.1	40100	570
OSHAWA	22.6	35.6	15.4	10.6	4.8	2.4	2.4	6.3	14600	416
OTTAWA	19.1	41.0	14.3	8.2	4.4	4.4	3.8	4.6	82200	497
SAULT STE. MARIE	22.2	33.2	14.7	9.3	4.2	3.3	5.6	7.5	6500	428
SUDBURY	21.3	33.7	16.3	9.7	4.9	4.8	4.3	4.9	14300	649
THUNDER BAY	23.7	36.5	13.7	9.5	4.6	3.3	2.6	6.1	10300	570
TORONTO	15.0	39.5	19.2	8.9	4.4	4.6	2.8	5.6	364300	798
WINDSOR	22.8	34.0	14.9	8.8	2.8	4.1	4.1	8.5	23200	565
REMAINDER OF ONTARIO	21.9	34.4	15.6	7.1	4.9	1.4	3.5	11.1	257000	541
PROVINCE	18.9	37.2	16.7	8.3	4.4	3.5	3.4	7.7	904500	5879

& Differences in table are not statistically significant.

NOTES

1) Statistics and sample sizes may differ from table to table due to rounding procedures and missing data.

2) Population estimates equal the number of private market rental households.

Estimates are calculated from 1981 Census statistics minus households having rent subsidies.

TABLE 10.1.2.

. DISTRIBUTION OF RENTER HOUSEHOLDS BY HOUSEHOLD TYPE .

	FAMILY HOUSEHOLDS			NON-FAMILY	OTHER	POPULATION ESTIMATES	SAMPLE SIZE
	With Children	No Children	Single Parent				
METRO AREA	%	%	%	%	%	#	#
HAMILTON	21.1	21.8	8.5	48.2	.5	58000	413
KITCHENER	24.8	23.6	8.6	42.8	.2	34000	428
LONDON	17.7	22.4	5.6	54.1	.2	40100	571
OSHAWA	26.7	24.8	11.4	36.2	1.0	14600	412
OTTAWA	20.4	23.6	8.7	46.2	1.2	82200	496
SAULT STE. MARIE	24.3	26.6	10.3	38.3	.5	6500	428
SUDBURY	28.7	23.8	11.2	35.8	.5	14300	642
THUNDER BAY	21.1	23.0	9.9	45.3	.7	10300	565
TORONTO	25.7	23.4	7.4	43.1	.5	364300	799
WINDSOR	21.3	19.2	11.2	48.0	.4	23200	563
REMAINDER OF ONTARIO	23.7	26.7	13.3	36.3	---	257000	541
PROVINCE	23.8	24.2	9.5	42.1	.4	904500	5858

NOTES

- 1) Statistics and sample sizes may differ from table to table due to rounding procedures and missing data.
- 2) Population estimates equal the number of private market rental households.
Estimates are calculated from 1981 Census statistics minus households having rent subsidies.

TABLE 10.1.3.

. DISTRIBUTION OF GROUPED HOUSEHOLD INCOME .

	LOW THRU \$10,000	\$10,001 \$20,000	\$20,001 \$30,000	\$30,001 \$40,000	\$40,001 \$50,000	\$50,001 \$60,000	\$60,001 THRU HIGH	POPULATION ESTIMATES	SAMPLE SIZE
METRO AREA	%	%	%	%	%	%	%	#	#
HAMILTON	16.8	28.6	25.7	18.6	5.6	2.1	2.7	58000	339
KITCHENER	14.2	34.3	28.9	13.0	6.0	2.1	1.5	34000	332
LONDON	21.1	30.9	24.8	14.0	6.1	2.0	1.0	40100	492
OSHAWA	12.5	19.9	36.3	21.8	5.0	2.4	2.1	14600	377
OTTAWA	8.4	20.2	27.7	24.6	8.9	4.6	5.5	82200	415
SAULT STE.MARIE	19.1	30.3	26.1	16.3	4.5	1.7	2.0	6500	356
SUDBURY	22.5	25.8	28.5	14.2	4.9	2.4	1.8	14300	551
THUNDER BAY	20.1	26.1	29.6	13.9	7.5	1.1	1.7	10300	467
TORONTO	10.1	20.8	27.3	20.5	11.2	3.6	6.3	364300	662
WINDSOR	22.3	27.1	24.0	15.2	7.7	1.9	1.7	23200	479
REMAINDER OF ONTARIO	21.4	38.2	19.4	11.6	6.2	3.0	.1	257000	387
PROVINCE	14.7	27.1	25.3	17.6	8.5	3.2	3.6	904500	4857

NOTES

- 1) Statistics and sample sizes may differ from table to table due to rounding procedures and missing data.
- 2) Population estimates equal the number of private market rental households.
Estimates are calculated from 1981 Census statistics minus households having rent subsidies.

TABLE 10.1.5.A.

DESCRIPTIVE STATISTICS BY HOUSEHOLD COMPOSITION

	FAMILY HOUSEHOLDS			OTHER HOUSEHOLDS		
	with children	without children	single parent	NON FAMILY	NON SENIOR	SENIOR 65+
METRO AREA						
HAMILTON						
Aver. age of head	35	43	36	41	33	75
Aver. Household size	4.0	2.1	2.9	1.3	1.4	1.0
Aver. Rent	\$521	\$414	\$367	\$364	\$365	\$364 &
Median Income	\$28,500	\$26,000	\$13,500	\$20,000	\$22,000	\$13,500
Median Rent to Income Ratio	21.5	18.0	28.5	21.0 &	18.0	30.5
Median Rent Change	4.0	6.0	6.0	6.0	5.5	6.0 &
KITCHENER						
Aver. age of head	34	36	36	41	32	73
Aver. Household size	3.8	2.1	2.5	1.4	1.5	1.1
Aver. Rent	\$453	\$424	\$422	\$351	\$364	\$307
Median Income	\$24,000	\$24,000	\$17,750	\$18,500	\$18,750	\$13,500
Median Rent to Income Ratio	23.0	17.0	25.0 &	19.0	19.0	21.5 &
Median Rent Change	6.0	6.0	6.0	6.0	6.0	6.0 &
LONDON						
Aver. age of head	33	41	37	37	31	73
Aver. Household size	3.8	2.1	2.4	1.5	1.6	1.0
Aver. Rent	\$463	\$437	\$425	\$387	\$393	\$361 &
Median Income	\$24,000	\$28,500	\$17,000	\$18,500	\$18,500	\$11,000
Median Rent to Income Ratio	22.0	18.0	30.0	22.5	22.0	30.0
Median Rent Change	5.0	6.0	6.0	6.0	6.0	6.0 &
OSHAWA						
Aver. age of head	33	38	34	40	32	76
Aver. Household size	3.8	2.1	3.0	1.3	1.5	1.0
Aver. Rent	\$552	\$467	\$490	\$448	\$472	\$360
Median Income	\$28,500	\$30,000	\$23,250	\$23,500	\$23,500	\$18,500
Median Rent to Income Ratio	23.0	16.0	26.0	23.0	22.0	27.0 &
Median Rent Change	5.0	5.0	6.0	6.0	6.0	6.0 &

& Differences are not statistically significant.

NOTES

1) Statistics and sample sizes may differ from table to table due to rounding procedures and missing data.

2) Population estimates equal the number of private market rental households.

Estimates are calculated from 1981 Census statistics minus households having rent subsidies.

TABLE 10.1.5.B.

DESCRIPTIVE STATISTICS BY HOUSEHOLD COMPOSITION

	FAMILY HOUSEHOLDS			OTHER HOUSEHOLDS		
	with children	without children	single parent	NON FAMILY	NON SENIOR	SENIOR 65+
METRO AREA						
OTTAWA						
Aver. Age of Head	34	37	37	39 &	34	75
Aver. Household Size	3.7	2.1	2.7	1.5	1.6	1.0
Aver. Rent	\$625	\$562	\$550	\$488	\$494	\$441 &
Median Income	\$31,500	\$35,000	\$24,000	\$25,000	\$26,000	\$14,130
Median Rent to Income Ratio	21.0	18.5	26.5	20.0	20.0	30.0
Median Rent Change	5.0	6.0	6.0	6.0 &	6.0	6.5 &
SAULT STE.MARIE						
Aver. Age of Head	32	42	34	42	34	74
Aver. Household Size	3.6	2.1	2.9	1.2	1.4	1.0
Aver. Rent	\$424	\$426	\$406	\$350	\$362	\$315
Median Income	\$23,500	\$28,500	\$13,000	\$20,000	\$23,000	\$12,750
Median Rent to Income Ratio	21.0	18.0	33.0	21.0	19.0	29.5 &
Median Rent Change	3.0	4.0	5.5	3.0 &	3.0	4.0 &
SUDBURY						
Aver. Age of Head	34	41	38	38	33	71
Aver. Household Size	3.9	2.1	2.6	1.3	1.3	1.0
Aver. Rent	\$397	\$370	\$352	\$320	\$322	\$332 &
Median Income	\$27,000	\$24,000	\$15,000	\$15,000	\$17,500	\$10,000
Median Rent to Income Ratio	17.0	16.0	24.0	21.0	19.0	37.0
Median Rent Change	5.0	5.0	3.5	4.5 &	4.0	5.0 &
THUNDER BAY						
Aver. Age of Head	32	39	36	37	32	74
Aver. Household Size	4.0	2.1	2.7	1.3	1.5	1.0
Aver. Rent	\$516	\$455	\$441	\$379	\$387	\$351 &
Median Income	\$29,000	\$24,000	\$13,500	\$20,000	\$21,000	\$11,500
Median Rent to Income Ratio	20.0	20.5	35.5	22.0	21.0	31.5
Median Rent Change	5.0	5.0	5.0	6.0 &	6.0	6.0 &

& Differences are not statistically significant.

NOTES

- 1) Statistics and sample sizes may differ from table to table due to rounding procedures and missing data.
- 2) Population estimates equal the number of private market rental households.
Estimates are calculated from 1981 Census statistics minus households having rent subsidies.

TABLE 10.1.5.C.

DESCRIPTIVE STATISTICS BY HOUSEHOLD COMPOSITION

	FAMILY HOUSEHOLDS			OTHER HOUSEHOLDS		
	with children	without children	single parent	NON FAMILY	NON SENIOR	SENIOR 65+
METRO AREA						
TORONTO						
Aver. Age of Head	36	39	39	39 &	34	74
Aver. Household Size	3.8	2.1	2.7	1.4	1.5	1.1
Aver. Rent	\$626	\$526	\$561	\$501	\$518	\$394
Median Income	\$30,000	\$32,000	\$22,750	\$25,000	\$28,000	\$11,000
Median Rent to Income Ratio	22.0	19.0	27.5	21.0	21.0	38.0
Median Rent Change	6.0	6.0	6.0	6.0 &	6.0	6.0 &
WINDSOR						
Aver. Age of Head	32	41	38	39	33	73
Aver. Household Size	3.8	2.1	2.6	1.3	1.4	1.0
Aver. Rent	\$439	\$417	\$435	\$367	\$365	\$389 &
Median Income	\$28,500	\$26,000	\$13,500	\$18,500	\$19,000	\$13,500 &
Median Rent to Income Ratio	16.0	18.0	34.0	23.5	21.0	31.0
Median Rent Change	6.0	6.0	6.0	6.0 &	6.0	6.5 &
REMAINDER OF ONTARIO						
Aver. Age of Head	32	40	33	44	31	74
Aver. Household Size	4.0	2.1	2.8	1.3	1.4	1.0
Aver. Rent	\$408	\$375	\$401	\$340	\$337	\$347 &
Median Income	\$23,500	\$18,500	\$18,500	\$13,500	\$13,500	\$18,500 &
Median Rent to Income Ratio	20.0	21.0	33.0	25.0	24.0	26.0
Median Rent Change	2.0	4.0	3.0	4.0	4.0	4.0 &
PROVINCE						
Aver. Age of Head	34	39	36	40	33	74
Aver. Household Size	3.8	2.0	2.7	1.3	1.4	1.0
Aver. Rent	\$532	\$459	\$464	\$427	\$440	\$330
Median Income	\$28,500	\$28,500	\$18,500	\$21,000	\$23,500	\$13,500
Median Rent to Income Ratio	21.0	19.0	29.0	22.0	21.0	28.0
Median Rent Change	5.0	6.0	5.0	6.0	6.0	6.0

& Differences are not statistically significant.

NOTES

- 1) Statistics and sample sizes may differ from table to table due to rounding procedures and missing data.
- 2) Population estimates equal the number of private market rental households.
Estimates are calculated from 1981 Census statistics minus households having rent subsidies.

TABLE 10.2.1.

GROUPED RENT TO INCOME RATIO BY CITY

	<10%	10-19%	20-29%	30-39%	40-49%	50-59%	60%+	POPULATION ESTIMATES	SAMPLE SIZE
METRO AREA	%	%	%	%	%	%	%	#	#
HAMILTON	6.3	39.7	28.7	14.2	6.0	2.8	2.2	58000	317
KITCHENER	6.8	42.3	29.6	13.4	3.3	2.0	2.6	34000	307
LONDON	3.4	38.6	29.7	11.9	7.1	5.8	3.4	40100	464
OSHAWA	5.3	36.9	32.7	9.8	5.3	5.3	4.7	14600	358
OTTAWA	2.8	42.8	35.8	9.6	3.0	3.0	3.0	82200	397
SAULT STE. MARIE	6.1	37.6	26.2	13.1	8.2	6.1	2.6	6500	343
SUDEBURY	8.2	44.6	26.2	8.9	5.9	2.8	3.4	14300	527
THUNDER BAY	4.7	37.7	26.9	15.5	5.8	2.9	6.5	10300	446
TORONTO	4.7	37.4	32.5	12.8	5.4	3.5	3.8	364300	634
WINDSOR	7.2	38.6	24.0	12.0	8.1	3.3	7.0	23200	459
REMAINDER OF ONTARIO	5.5	30.9	31.5	16.6	7.3	5.1	3.1	257000	364
PROVINCE	5.0	36.8	31.6	13.4	5.8	3.9	3.5	904500	4616

NOTES

- 1) Statistics and sample sizes may differ from table to table due to rounding procedures and missing data.
- 2) Population estimates equal the number of private market rental households.
Estimates are calculated from 1981 Census statistics minus households having rent subsidies.

TABLE 10.2.2

. DISTRIBUTION OF RENT TO INCOME RATIO BY HOUSEHOLD COMPOSITION .

METRO AREA		LESS THAN 30%	30% AND GREATER	POPULATION ESTIMATES	SAMPLE SIZE
		%	%	#	#
HAMILTON	Family with children	73.4	26.6	58000	316 &
	Family no children	82.3	17.7		
	Non-family	76.3	23.8		
KITCHENER	Family with children	73.8	26.2	34000	307 &
	Family no children	86.6	13.4		
	Non-family	82.7	17.3		
LONDON	Family with children	68.4	31.6	40100	464
	Family no children	86.8	13.2		
	Non-family	71.4	28.6		
OSHAWA	Family with children	74.5	25.5	14600	355
	Family no children	86.5	13.5		
	Non-family	73.6	26.4		
OTTAWA	Family with children	75.4	24.6	82200	397
	Family no children	85.9	14.1		
	Non-family	85.8	14.2		
SAULT STE.MARIE	Family with children	66.1	33.9	6500	343 &
	Family no children	78.3	21.7		
	Non-family	70.2	29.8		
SUDBURY	Family with children	83.4	16.6	14300	526
	Family no children	84.8	15.2		
	Non-family	71.7	28.3		
THUNDER BAY	Family with children	68.1	31.9	10300	443 &
	Family no children	76.9	23.1		
	Non-family	72.3	27.7		
TORONTO	Family with children	73.0	27.0	364300	631
	Family no children	80.7	19.3		
	Non-family	75.7	24.3		
WINDSOR	Family with children	71.1	28.9	23200	457 &
	Family no children	87.5	12.5		
	Non-family	66.5	33.5		
REMAINDER OF ONTARIO	Family with children	69.6	30.4	257000	364 &
	Family no children	77.4	22.6		
	Non-family	64.5	35.5		
PROVINCE	Family with children	72.2	27.8	904500	4603
	Family no children	81.0	19.0		
	Non-family	74.0	26.0		

& Differences are not statistically significant.

NOTES

- 1) Statistics and sample sizes may differ from table to table due to rounding procedures and missing data.
- 2) Population estimates equal the number of private market rental households.
Estimates are calculated from 1981 Census statistics minus households having rent subsidies.

TABLE 10.2.3 . PER CENT OF RENTERS PAYING 30% AND GREATER OF THEIR INCOME TOWARDS RENT BY HOUSEHOLD SIZE .

	ONE PERSON	TWO PERSON	THREE PERSON	FOUR PERSON	FIVE + PERSON	SAMPLE SIZE
METRO AREA	%	%	%	%	%	#
HAMILTON	40.5	24.3	13.5	12.2	9.5	74 &
KITCHENER	36.7	30.0	15.0	10.0	8.3	60 &
LONDON	36.7	30.8	16.7	11.7	4.2	120 &
OSHAWA	32.9	20.7	20.7	17.1	8.5	82 &
OTTAWA	29.0	29.0	20.3	17.4	4.3	69 &
SAULT STE.MARIE	30.0	30.0	23.0	13.0	4.0	100 &
SUDBURY	42.1	29.9	15.0	10.3	2.8	107
THUNDER BAY	32.8	35.2	20.0	8.8	3.2	125 &
TORONTO	34.0	29.4	19.0	11.8	5.9	153 &
WINDSOR	45.0	30.2	14.0	7.8	3.1	129 &
REMAINDER OF ONTARIO	34.6	34.4	10.3	13.8	6.9	110 &
PROVINCE	34.8	30.7	15.7	12.6	6.2	1129

& Differences are not statistically significant.

NOTES

- 1) Statistics and sample sizes may differ from table to table due to rounding procedures and missing data.
- 2) Population estimates equal the number of private market rental households.
Estimates are calculated from 1981 Census statistics minus households having rent subsidies.

TABLE 10.2.4

PER CENT OF SENIOR (65+) HOUSEHOLDS BY FAMILY TYPE PAYING 30% AND GREATER OF THEIR INCOME TOWARDS RENT

		FAMILY HOUSEHOLD	NON-FAMILY	SAMPLE SIZE
METRO AREA		%	%	#
HAMILTON	Senior (65+)	21.4	78.6	14 &
	Non-senior	53.4	46.6	58 &
KITCHENER	Senior (65+)	30.0	70.0	10 &
	Non-senior	68.0	32.0	50 &
LONDON	Senior (65+)	22.2	77.8	18 &
	Non-senior	45.9	54.1	98 &
OSHAWA	Senior (65+)	25.0	75.0	8 &
	Non-senior	65.3	34.7	72 &
OTTAWA	Senior (65+)	12.5	87.5	8 &
	Non-senior	70.2	29.8	57
SAULT STE.MARIE	Senior (65+)	42.9	57.1	14 &
	Non-senior	67.1	32.9	82 &
SUDBURY	Senior (65+)	27.8	72.2	18
	Non-senior	56.3	43.7	87
THUNDER BAY	Senior (65+)	41.2	58.8	17 &
	Non-senior	58.8	41.2	102 &
TORONTO	Senior (65+)	42.9	57.1	28 &
	Non-senior	59.8	40.2	117 &
WINDSOR	Senior (65+)	35.0	65.0	20 &
	Non-senior	44.1	55.9	102
REMAINDER OF ONTARIO	Senior (65+)	39.9	60.0	19 &
	Non-senior	60.7	39.3	87 &
PROVINCE	Senior (65+)	37.2	62.8	174
	Non-senior	59.6	40.4	912

& Differences are not statistically significant.

NOTES

- 1) Statistics and sample sizes may differ from table to table due to rounding procedures and missing data.
- 2) Population estimates equal the number of private market rental households.
Estimates are calculated from 1981 Census statistics minus households having rent subsidies.

11. TECHNICAL APPENDIX

11.1 Introduction

The 1985 Rental Market Survey Report is based on an analysis of selected data from 5,948 interviews in 10 Ontario municipal areas and a province-wide sample. Table 11.1 indicates the number of completed interviews and completion rates in each survey city.

Telephone interviews were conducted during October 1985, by Canadian Facts from their central location telephone facilities in Toronto, London, Hamilton and Ottawa. Interviewers were selected, trained and supervised specifically for the survey. Both supervisors and interviewers were given extensive training in the area of questionnaire terms, refusal handling, language problems and call back procedures. Ministry staff were present during the training and interviewing phases of the survey.

11.2 Study Population

The study population for this survey were renter households, defined as those individuals who paid a specified amount to secure occupancy, but not ownership, of the dwelling during October 1985. Renters whose rents are subsidized by government or employers were excluded from the population. Due to the telephone interviewing methodology, households without access to a telephone are also excluded.

Independent samples were specified for each of the following areas: Hamilton, Kitchener, London, Oshawa, Ottawa, Sudbury, Thunder Bay, Toronto, and Windsor Census Metropolitan Areas; the Sault Ste. Marie Census Agglomerate, and the remainder of Ontario.

11.3. Sample Design

In constructing a probability sample for the universe, the following conditions were required:

- . Each household in the universe had to have a known probability for being included in the sample.
- . Selection probabilities must be equal within each municipal area and the remainder of Ontario.
- . No arbitrary judgement could be exercised in determining which households or individuals were included.

Sample selection was conducted by a replicated probability Plus Digit telephone directory method.

The overall sampling method can be termed a stratified random sample with simple random selection.

11. TECHNICAL APPENDIX

11.4 SAMPLING

The consultant, Canadian Facts, used the services of Compusearch to obtain a listing of postal codes for each of the ten city areas. The postal code definitions provided by Compusearch were used by Teledirect to select from their White Pages List service the telephone numbers for the ten selected cities. The remainder of the white pages data base constituted the 'Remainder of Ontario' sample. Compusearch and Teledirect are Toronto based survey research firms. The sampling technique for Thunder Bay CMA proved unworkable, and a second sample was drawn. The replacement sample was conducted by a replicated probability Plus Digit telephone directory method.

Teledirect first determined the population size for each of the eleven areas. For each area, a selection interval was determined by dividing the total number of households by the required gross sample size. The gross sample size for each area included provision for not-in-service, non-residential, non-qualifiers and non-completions due to refusal, not-at-home etc. The selected telephone numbers for each of the eleven sample areas were provided to Canadian Facts in a computer readable form.

11.5. Household Contact and Respondent Selection

At the interviewing stage, the households were screened to determine if it was a principal residence, and to select as the respondent the head of household most familiar with rental information. Tenant households were also screened to eliminate those receiving a rent subsidy through the government or their employer.

11.6. Call Back Procedure

To minimize non-response bias, up to nine calls were made to obtain a completed interview. In the case of the Thunder Bay replacement sample the maximum was reduced to six calls. No substitution of telephone numbers was permitted. In order to screen out non-residential numbers from the sample frame, each of the randomly selected telephone numbers received one daytime weekday call at the beginning of the interviewing schedule.

11.7. Refusal/Language Treatment

A special team of interviewers was assigned to call back on refusals. Attempts were also made to re-contact language problems with an interviewer with the appropriate language facility. The main other language requirements were Italian, Portuguese and French. Interviewers were provided with written translations for the main terms and definitions used in the survey instruments.

11. TECHNICAL APPENDIX

11.8. Weighting Procedures

True provincial level statistics can be calculated from the simple random stratified sample design.

Calculation of provincial statistics requires the use of case weights. Weights are required, because the sample allocation for each metropolitan area is not proportional to the number of households residing in the area. Non-proportional allocation is used to ensure that substantial numbers of interviews are completed in each area. Large samples must be provided in each metropolitan area to allow calculation of reliable statistics for each area.

The following procedure was used to calculate provincial case weights.

Reduce the 1981 Census count of rental units in each area by the number of publicly and privately subsidized units. The reduced Census counts are estimates of the total number of private market rental households in each area.

Case weights are obtained by dividing the estimates of private market households in each area by the final sample sizes.

The 'Remainder of Ontario' group required additional weighting procedures. A sample of 404 renters in the 807 telephone area were interviewed as part of the Thunder Bay Sample. The cases later proved to be outside the Thunder Bay Census Metropolitan Area.

The 404 cases were added to the 'Remainder of Ontario' sample. Cases in each sample received weights proportionate to population size.

11.9 Imputation

The total amount of rent variable is imputed. Total rent includes extra charges for utilities and services which are paid in addition to the basic rent.

Approximately 200 respondents indicated that various separate charges were paid, but the amounts were unknown. Missing separate charges were imputed on the basis of median values of charges within similar unit size and building type categories.

11. TECHNICAL APPENDIX

11.10 Significance Tests

The tables contain indicators (&) where sample differences fail to achieve statistical significance. Only the most general tests were calculated, and the results are included only to serve as guides. Provincial level statistics were not included in any tests. The following types of tests were calculated:

Differences among means	ANOVA
Differences among medians	Kruskal-Wallis
Differences among ordinal frequency distributions	Kruskal-Wallis
Differences among nominal frequency distributions	Chi-Squared

The 'Remainder of Ontario' sample presents a special case for statistical testing. The sample consists of two sub-samples where selection probabilities are not proportional to size. Case weights were applied to achieve proportional representation.

The total sample contains 541 cases, but case weights for one sub-sample are small relative to the other sub-sample. A sample size of 541 was used for significance tests which involved the 'Remainder of Ontario' sample. However, more precise significance testing should use an effective sample size of approximately 175. A smaller effective sample size is appropriate due to the difference between sub-sample case weights.

The difference between total and effective sample sizes should not affect results of the general testing conducted. However, the smaller effective sample size should be used in more specific testing.

11.11 Response Rates

Survey response rates by city are contained in Table 11.1.

The response rates are calculated for combined samples of owners and renters. Separate rates for owners and renters cannot be calculated without the use of gross estimates for percentages of owners and renters among non-completed interviews. The tenure of non-respondents frequently is not known.

Interviews in the 'Did Not Qualify' category are considered to be completed interviews for the purpose of calculating response rates. The interviews are completed in the sense that screening questions were administered, and the interviews terminated normally.

11. TECHNICAL APPENDIX

Response rates are not corrected for the percentage of non-completions who are likely not to qualify for an interview. Such corrections would serve to increase calculated response rates.

An alternative method of response rate calculation is to reduce the number of total potential completions by the number of non-qualifying respondents. The method produces lower response rates. However, the procedure is more sensitive to the number of unidentified non-qualifying respondents who are grouped in the 'Non-completion' category. Corrections would increase calculated response rates substantially.

TABLE 11.1

OVERALL COMPLETION RATES FOR THE OWNERSHIP AND RENTAL SURVEYS OCTOBER 1985

Total Telephone Numbers Assigned	Hamilton		Kitchener		London		Oshawa		Ottawa		Sault Ste. Marie		Thunder Bay		Toronto		Windsor		Area Code 807 *		Remainder of Ontario		Total of Ontario	
	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%	%
3,038	2,576	2,616	2,690	2,326	3,576	4,225	3,671	5,228	3,631	4,542	1,547	39,668												
Reasons For Exclusion:																								
Not in Service, No Ring	16.4	14.4	15.3	11.2	17.6	21.4	15.8	13.9	16.6	11.4	22.0	13.2	16.1											
Non-Residential	8.8	11.3	9.0	7.7	10.6	7.5	9.3	8.7	11.2	8.0	9.3	8.5	9.2											
Total Excluded From Frame	25.2	25.7	24.3	18.9	28.2	28.9	25.1	22.7	27.8	19.4	31.3	21.7	25.3											
Total Potential Completions	2,277	1,917	1,978	2,182	1,671	2,542	3,166	2,838	3,779	2,924	3,119	1,211	29,604											
	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%											
Reasons For Non-Completion:																								
Initial Refusal	10.9	11.4	9.4	6.9	15.7	5.9	4.2	8.4	15.1	7.8	2.1	8.4	8.6											
Respondent Refusal	1.4	2.1	6.8	6.3	3.9	5.2	5.3	8.8	4.7	3.2	5.2	5.2	5.1											
Respondent Not Available	.8	1.5	1.5	.9	1.8	1.1	.8	.4	1.7	1.5	.3	5.1	1.2											
Language Problem	2.5	2.1	.6	.6	5.1	1.2	.4	2.7	3.5	1.4	1.2	1.2	1.9											
Busy, No Answer	6.9	9.0	6.1	5.2	9.8	6.9	6.4	8.2	9.7	6.4	15.2	32.8	9.2											
Interviews Completed:																								

Did Not Qualify																								
Not Principal Residence	1.6	2.7	2.0	1.9	1.3	1.3	2.7	1.6	1.7	2.1	2.7	2.7	2.0											
Sample Quota Filled	39.8	29.7	20.3	41.2	4.5	44.3	39.3	34.1	22.9	40.1	44.0	-	32.5											
Receives Rent Subsidy	2.9	1.4	2.5	2.0	2.5	5.2	4.1	3.7	3.2	3.8	4.9	1.7	3.4											
Interviews Completed	33.2	40.1	50.8	34.5	53.0	30.2	36.9	35.6	33.4	33.2	26.4	42.9	36.1											
Total Completion Rate	77.5	73.9	75.6	79.6	61.3	81.0	83.0	75.0	61.2	79.2	78.0	47.3	74.0											
Final Sample Size -- Renters	425	430	577	422	506	431	653	578	812	567	404	143	5,948											
-- Owners	329	339	428	328	378	336	514	431	449	406	420	377	4,735											

* Area Code 807 Cases are respondents residing within the 807 area but not within the original sample frame.
For statistical purposes, the cases are appropriately weighted and included in the 'Remainder of Ontario Group'.

TABLE 11.2

. SAMPLE DISTRIBUTION BY BEDROOM COUNT .

	BACHELOR	ONE BEDROOM	TWO BEDROOM	THREE BEDROOM	FOUR OR MORE BEDROOM	OTHER	SAMPLE SIZE
METRO AREA	%	%	%	%	%	%	#
HAMILTON	2.9	36.1	36.8	20.6	3.6	---	418
KITCHENER	2.3	27.6	48.4	17.5	4.2	---	428
LONDON	3.0	33.2	41.8	18.9	3.1	---	572
OSHAWA	2.2	25.1	40.2	29.4	3.1	---	415
OTTAWA	4.6	30.9	33.1	27.9	3.6	---	499
SAULT STE. MARIE	3.0	31.3	46.0	17.5	2.1	---	428
SUDBURY	4.2	26.9	43.1	22.2	3.7	---	648
THUNDER BAY	2.6	35.9	38.0	19.9	3.5	---	568
TORONTO	5.9	32.5	39.0	19.5	3.1	---	802
WINDSOR	4.2	37.1	38.2	17.8	2.7	---	566
REMAINDER OF ONTARIO	1.5	24.7	46.7	20.7	6.4	---	541
PROVINCE	3.9	30.2	41.1	20.7	4.2	---	5885

NOTES

- 1) Statistics and sample sizes may differ from table to table due to rounding procedures and missing data.
- 2) Population estimates equal the number of private market rental households.
Estimates are calculated from 1981 Census statistics minus households having rent subsidies.

TABLE 11.3

SAMPLE DISTRIBUTION BY BUILDING TYPE

METRO AREA	SINGLE DETACHED		SEMI- DETACHED		DUPLEX		ROW/TOWN HOUSE		BUILDING < FIVE STORIES		BUILDING 5 OR MORE STORIES		HOUSE ATTACHED NON-RESIDENTIAL		MOBILE HOME		APART ABOVE STORE		SAMPLE SIZE	
	%		%		%		%		%		%		%		%		%		#	
HAMILTON	13.6		1.4		4.3		10.5		20.5		48.8		.2		---		.7		420	
KITCHENER	12.4		3.3		7.2		12.8		40.1		22.8		---		---		1.4		429	
LONDON	14.0		2.8		8.2		12.4		19.9		40.5		.3		---		1.9		573	
OSHAWA	18.5		3.6		5.5		16.3		21.9		32.0		.2		---		1.9		416	
OTTAWA	7.4		3.4		8.6		19.6		17.8		42.3		---		---		1.0		501	
SAULT STE. MARIE	27.8		2.8		9.1		4.0		40.4		11.9		.2		.7		3.0		428	
SUDBURY	25.7		1.8		12.0		9.5		28.8		17.8		1.4		.8		2.2		650	
THUNDER BAY	30.1		2.5		7.4		9.1		36.1		10.9		1.1		.2		2.8		571	
TORONTO	12.7		4.5		3.6		7.1		17.4		51.6		---		---		3.2		805	
WINDSOR	22.3		1.2		11.5		6.7		24.0		31.6		.5		---		2.1		566	
REMAINDER OF ONTARIO	33.1		2.1		12.6		5.0		27.5		14.5		.7		1.6		2.9		541	
PROVINCE	19.0		3.2		7.5		8.5		22.3		36.3		.3		.5		2.6		5900	

NOTES

1) Statistics and sample sizes may differ from table to table due to rounding procedures and missing data.

2) Population estimates equal the number of private market rental households.

Estimates are calculated from 1981 Census statistics minus households having rent subsidies.

TABLE 11.4

SAMPLE DISTRIBUTION BY BUILDING SIZE

METRO AREA	UNITS -----					SAMPLE SIZE
	< 6 UNITS	6 TO 19	20 TO 49	50 TO 199	200 OR MORE	
	%	%	%	%	%	#
HAMILTON	5.8	15.2	18.8	44.8	15.2	223
KITCHENER	14.0	31.0	19.7	29.3	6.1	229
LONDON	5.5	9.7	21.9	52.6	10.3	310
OSHAWA	7.1	22.7	13.1	49.5	7.6	198
OTTAWA	10.7	18.4	6.6	28.7	35.7	244
SAULT STE.MARIE	19.6	26.5	24.5	28.9	.5	204
SUDBURY	27.2	26.5	8.6	34.8	2.9	279
THUNDER BAY	20.2	27.8	25.0	25.4	1.6	252
TORONTO	3.8	9.6	13.4	39.6	33.6	447
WINDSOR	9.6	19.1	23.5	38.2	9.6	293
REMAINDER OF ONTARIO	20.2	23.8	30.9	25.1	---	208
PROVINCE	9.5	15.8	18.1	35.8	20.7	2887

NOTES

- 1) Statistics and sample sizes may differ from table to table due to rounding procedures and missing data.
- 2) Population estimates equal the number of private market rental households.
Estimates are calculated from 1981 Census statistics minus households having rent subsidies.

TABLE 11.5

. SAMPLE DISTRIBUTION BY HOUSEHOLD SIZE .

	ONE PERSON	TWO PERSON	THREE PERSON	FOUR OR MORE PERSON	SAMPLE SIZE
METRO AREA	%	%	%	%	#
HAMILTON	37.9	31.3	13.8	16.9	419
KITCHENER	31.9	34.7	15.4	17.9	429
LONDON	36.6	37.7	11.7	14.0	573
OSHAWA	28.6	31.5	18.8	21.2	416
OTTAWA	32.7	35.3	18.8	13.2	499
SAULT STE. MARIE	31.7	33.8	18.2	16.3	429
SUDBURY	28.5	34.0	17.4	20.2	650
THUNDER BAY	33.0	35.1	14.8	17.0	569
TORONTO	30.7	34.5	17.4	17.4	805
WINDSOR	37.5	31.9	16.6	14.0	565
REMAINDER OF ONTARIO	27.7	37.3	16.3	18.6	541
PROVINCE	30.9	35.2	16.6	17.2	5895

NOTES

- 1) Statistics and sample sizes may differ from table to table due to rounding procedures and missing data.
- 2) Population estimates equal the number of private market rental households.
Estimates are calculated from 1981 Census statistics minus households having rent subsidies.

TABLE 11.6

SAMPLE DISTRIBUTION BY TYPE OF HOUSEHOLD

	FAMILY HOUSEHOLD	NON FAMILY	SAMPLE SIZE
METRO AREA	%	%	#
HAMILTON	51.3	48.7	413
KITCHENER	57.0	43.0	428
LONDON	45.7	54.3	571
OSHAWA	62.9	37.1	412
OTTAWA	52.6	47.4	496
SAULT STE. MARIE	61.2	38.8	428
SUDBURY	63.7	36.3	642
THUNDER BAY	54.0	46.0	565
TORONTO	56.4	43.6	799
WINDSOR	51.7	48.3	563
REMAINDER OF ONTARIO	63.7	36.3	541
PROVINCE	57.5	42.5	5858

NOTES

- 1) Statistics and sample sizes may differ from table to table due to rounding procedures and missing data.
- 2) Population estimates equal the number of private market rental households.
Estimates are calculated from 1981 Census statistics minus households having rent subsidies.

12. DEFINITIONS

The analysis in this report uses the following definitions. The definitions conform to Statistics Canada definitions found in the 1981 Census Dictionary.

Head of Household	Refers to the person interviewed that was most familiar with household and rental information.
Family Households	This grouping conforms to the Census definition of an Economic Family, referring to a group of two or more persons who live in the same dwelling and are related to each other by blood, marriage and adoption. Persons living common-law are included in this grouping.
Non-Family Households	One person who lives alone in a private dwelling or to a group of persons who occupy a private dwelling.
Rent	Refers to regular cash rent paid by tenant households in October 1984 (non-movers) and October 1985 (all respondents). The total rent figures include any charges paid such as parking, hydro, water, gas etc..
Charges	This grouping includes any payments made in addition to rent such as water; hydro; gas; oil; cable; parking; recreation facilities.
Building Size	This grouping refers to the number of units in a multiple unit dwelling. Duplexes have been included in the less than six units category.
Movers and Non-movers	Movers are those that did not occupy the same dwelling during October, 1984. Non-movers are those that occupied the same dwelling in October 1984.

12. DEFINITIONS

Income

This includes the total income of the household for 1984, of all persons in the household before taxes. Those respondents who were unable or not willing to provide actual 1984 income were asked to identify whether the household income was above or below a pre-determined income, and further still a general income grouping. Reported income was increased by 4.4% to allow for inflation.

